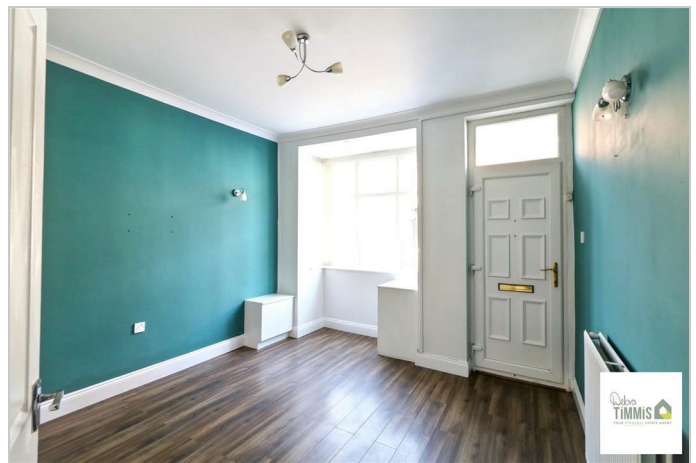


Balfour Street Hanley Stoke-On-Trent ST1 3QN



Offers In The Region Of £107,000

Balfour Street, Hanley, Stoke-On-Trent, ST1 3QN

Looking for a property that you can make your own -
Somewhere to add your own stamp to and make your perfect home-
With TWO bedrooms, could this be a good STARTER HOME for you -
You need to be quick if you'd like to view -
If this sounds like what you are looking for -
Call DEBRA TIMMIS ESTATE AGENTS and we'll show you in the door.

Nestled in the heart of Hanley, this charming terraced house on Balfour Street presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property boasts two well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

On the ground floor, you will find a welcoming sitting/dining room, a comfortable lounge, and a fitted kitchen that is both functional and inviting. Additionally, there is a convenient lobby and a modern shower room, enhancing the practicality of the living space.

The first floor features a master bedroom complete with an en-suite shower room, ensuring privacy and comfort. A second bedroom offers versatility, perfect for guests, a home office, or a child's room.

This property benefits from double glazing and central heating, ensuring a warm and energy-efficient home throughout the year. With no upward chain, the process of moving in can be swift and straightforward.

The rear yard provides a delightful outdoor space, ideal for enjoying the fresh air or hosting gatherings. Situated in a popular location, this home is close to local amenities and transport links, making it a convenient choice for everyday living.

We highly recommend viewing this property to fully appreciate its charm and potential. Do not miss out on this fantastic opportunity to make it your own.

Ground Floor

Dining/Sitting Room

11'5" x 11'2" (3.49 x 3.42)

Upvc door and double glazed window to the front aspect. Radiator. Laminate flooring.

Lounge

12'4" x 11'6" (3.76 x 3.51)

Double glazed window to the rear aspect. Radiator. Useful storage cupboard. Access to the stairs to the first floor.

Kitchen

10'7" x 6'6" (3.25 x 1.99)

Well presented fitted kitchen with wall mounted units, worktops incorporating cupboards below. Space for washing machine, dryer and fridge/freezer. Range style

cooker with extractor hood. Stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Double glazed window to the side aspect.



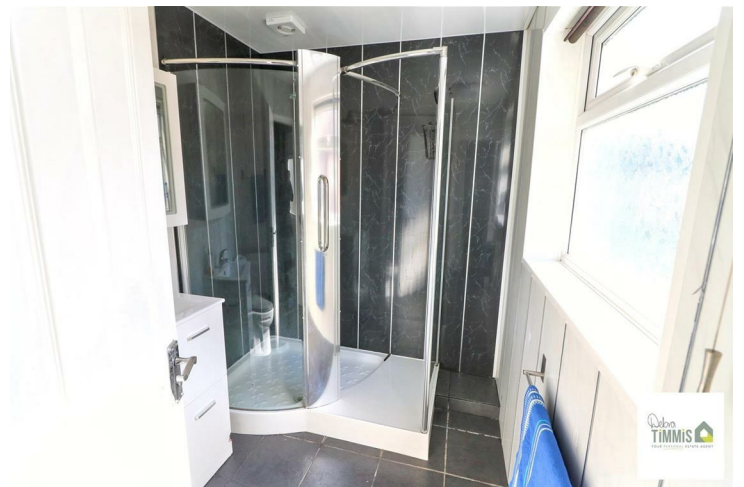
Lobby

Cupboard housing gas central heating boiler. Useful storage cupboard. Upvc door to the side aspect.

Shower Room

7'6" x 5'10" (2.29 x 1.78)

Suite comprises, shower cubicle housing shower, vanity wash hand basin and low level WC. Double glazed window to the side aspect. Radiator.



First Floor

Bedroom One

12'4" max narrowing 7'3" x 11'8" max narrowing to (3.76 max narrowing 2.22 x 3.57 max narrowing to 2.)

Double glazed window to the rear aspect. Radiator. Access to the en-suite.



Externally

Enclosed rear yard with pedestrian access.

En-Suite Shower Room

5'4" x 3'6" (1.65 x 1.07)

Suite comprises, shower cubicle housing Mira shower unit, vanity wash hand basin and Saniflow style WC. Part tiled walls.

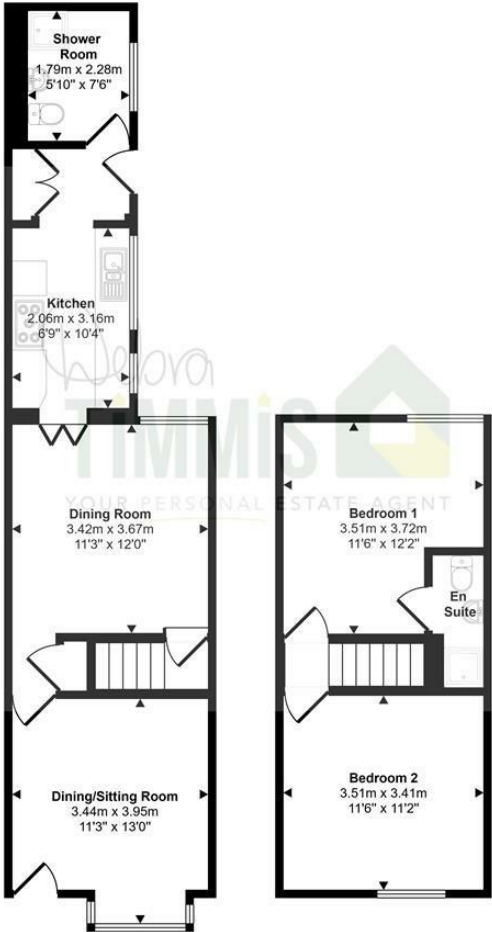
Bedroom Two

11'6" x 11'2" (3.51 x 3.41)

Double glazed window. Radiator.



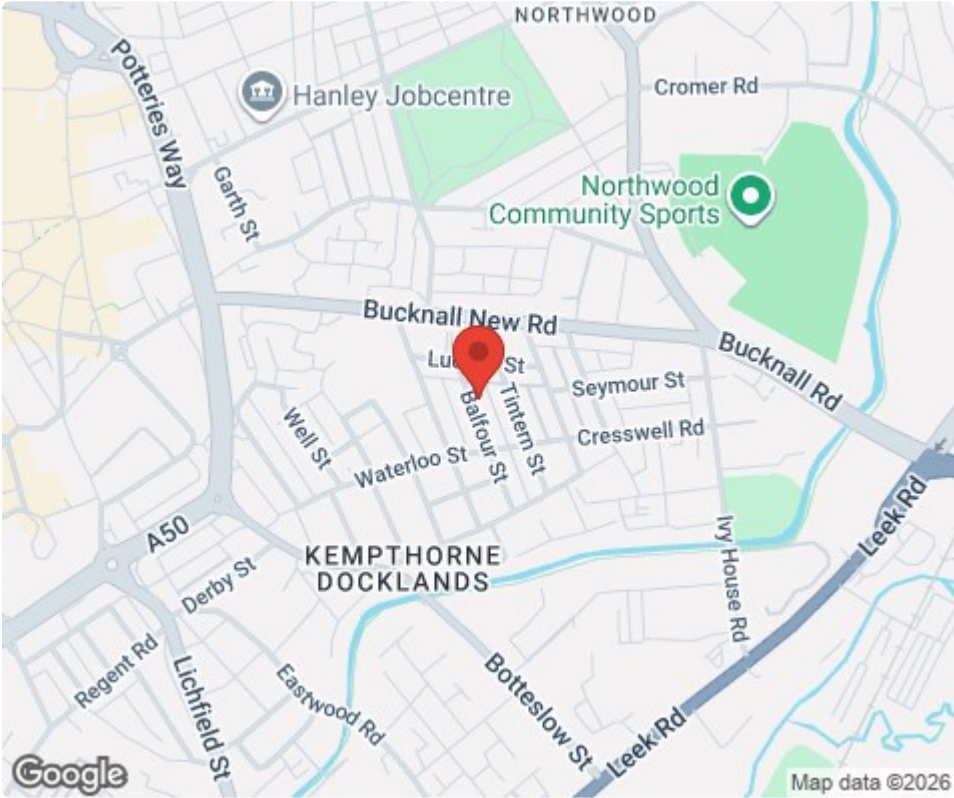
Approx Gross Internal Area
73 sq m / 782 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft

First Floor
Approx 29 sq m / 309 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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