

FOR SALE



Bold Street, Hanley, Stoke On Trent

2 Bedrooms, 1 Bathroom, Terraced House

Asking Price Of £85,000



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- Two Bedroom Terraced Property
- Spacious Kitchen
- Utility Room
- Close to Hanley town centre
- No Chain

OVERVIEW This well-presented two-bedroom terraced property offers practical and comfortable living space, making it an appealing option for first-time buyers, downsizers, or investors.

The ground floor is thoughtfully arranged, featuring a welcoming reception room that provides a cosy yet versatile space for relaxing or entertaining. To the rear, a spacious kitchen offers ample room for cooking and dining, with a functional layout that supports everyday use. An adjoining utility room adds valuable extra space for laundry and storage, helping to keep the main living areas uncluttered.

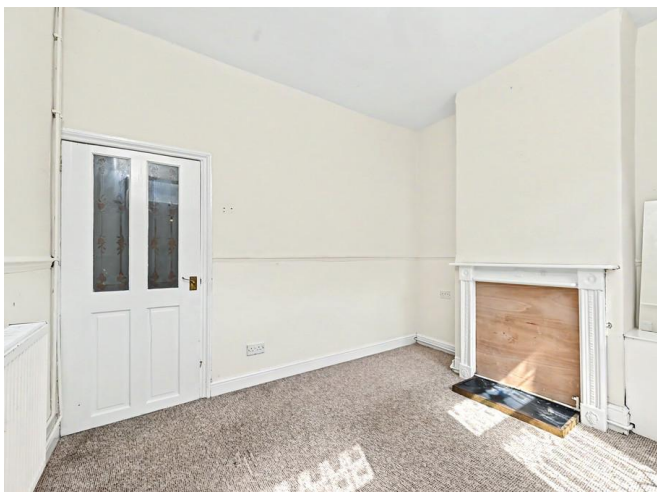
Upstairs, the property comprises two well-proportioned bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or guest space. The bathroom is conveniently located to serve both rooms, completing the first-floor layout.

The overall design of the property promotes easy maintenance and efficient use of space, with clearly defined living and sleeping areas. Its manageable size and straightforward layout make it ideal for those seeking a home that is easy to run without compromising on essential features.

This property represents a solid opportunity to acquire a functional and adaptable home with a layout suited to modern living.

LOUNGE 10' 7" x 10' 2" (3.24m x 3.12m) A comfortable reception room with a front-facing window allowing for natural light. The space is well-proportioned and suitable for a range of seating arrangements, with access through to the inner hallway and stairs.

KITCHEN 12' 0" x 10' 7" (3.68m x 3.24m) A spacious kitchen fitted with a range of wall and base units,





complemented by work surfaces and splashback tiling. There is ample room for freestanding appliances and potential for a small dining area or breakfast setup.

UTILITY ROOM 8' 10" x 5' 2" (2.70m x 1.58m) A practical addition providing space for laundry appliances and extra storage. Ideal for keeping the main kitchen area clear and organised, with access to the rear.

MASTER BEDROOM 14' 1" x 10' 2" (4.31m x 3.12m) A generously sized double bedroom with ample floor space for bedroom furniture. A bright and airy room ideal as the main bedroom.

BEDROOM TWO 12' 1" x 8' 2" (3.69m x 2.50m) A well-proportioned second bedroom, suitable as a guest room, child's bedroom, or home office.

BATHROOM 9' 0" x 5' 6" (2.75m x 1.70m) Fitted with a three-piece suite comprising a bath with overhead shower, wash basin, and WC. Functional and neatly





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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