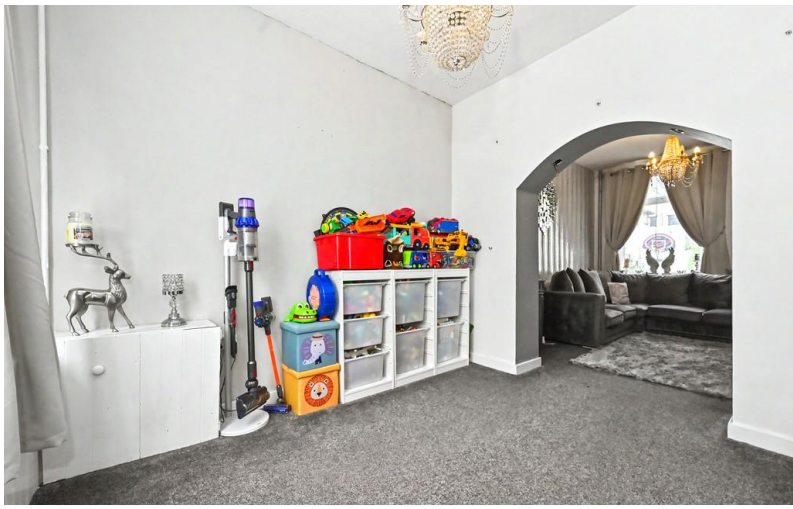
FOR SALE







Francis Street, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, End of Terrace

Offers Over £120,000

MARTIN&CO



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3 Bedrooms, 1 Bathroom

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- **End Terraced Property**
- **Three Bedrooms**
- **Tenant In Situ**
- **Beautifully Presented Throughout**
- **Modern Fitted Kitchen**



OVERVIEW Beautifully presented throughout, this spacious three-bedroom end-terraced property offers a fantastic investment opportunity with a tenant already in situ, providing immediate rental income from day one.

Situated in a convenient residential location in Tunstall, the property has been tastefully modernised internally and is finished to a high standard, making it highly attractive for both investors and future owner occupiers alike.

The ground floor briefly comprises a stylish lounge and dining area with modern décor, a contemporary fitted kitchen with ample cupboard space and work surfaces, utility room, and a family bathroom to the rear.

To the first floor are three well-proportioned bedrooms offering flexible living accommodation for families or tenants.

Externally, the property benefits from being an end terrace with side access and on-street parking nearby.

This home is ideally located close to local amenities, schools, shops, and transport links, with easy access to the A500 and surrounding areas.

LOUNGE 12' 8" x 11' 10" (3.88m x 3.62m) A beautifully presented main reception room featuring modern décor, ample natural light and generous living space, ideal for relaxing and entertaining.

DINING ROOM 42' 3" x 34' 1" (12.9m x 10.4m) Spacious dining area offering plenty of room for family dining and additional furniture, with open access through to the lounge creating a bright and airy feel.

KITCHEN 10' 11" x 6' 4" (3.35m x 1.94m) Modern fitted galley-style kitchen comprising a range of wall and



base units, work surfaces and space for appliances.

UTILITY ROOM 4' 9" x 4' 9" (1.46m x 1.45m) Useful additional utility/storage area located to the rear of the kitchen with space for laundry appliances.

BATHOOM 9' 1" x 5' 0" (2.77m x 1.53m) Contemporary ground floor bathroom fitted with a bath, wash basin and WC.

STORAGE 6' 6" x 3' 2" (2m x 0.98m) Handy under-stairs storage cupboard providing additional household storage space.

BEDROOM ONE 12' 3" x 6' 3" (3.74m x 1.92m) Well-proportioned double bedroom with space for wardrobes and bedroom furniture.

BEDROOM TWO 10' 11" x 9' 6" (3.33m x 2.91m) Spacious double bedroom positioned to the front aspect, offering excellent natural light.

BEDROOM THREE 9' 9" x 6' 2" (2.98m x 1.89m) Comfortable third bedroom ideal as a child's room, guest room or home office.

LANDIN 8' 9" x 5' 10" (2.67m x 1.78m) Central landing providing access to all first-floor rooms.

STORAGE 5' 5" x 0' 11" (1.67m x 0.28m) Additional upstairs storage cupboard ideal for linens and household items.









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