Whittaker & Biggs Est. 1930
Rostons Group







6 Hesketh Avenue, Stoke-On-Trent, ST6 8AN

Fixed Asking Price £130,000

- Please Note There Is A Recorded Mine Entry Within 20m Of The Property
- Excellent Opportunity For Investors And Developers Alike
- Detached Garage
- Three Bedroom Detached Property
- Two Well Proportioned Reception Rooms
- Enclosed Rear Garden With Developmental Potential
- Occupying A Generous Plot
- Driveway Providing Off-Road Parking
- No Upward Chain

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6 Hesketh Avenue, Stoke-On-Trent ST6 8AN

** BACK ON THE MARKET **AVAILABLE FOR VIEWINGS** Detached Three-Bedroom Property with Development Potential

An excellent opportunity for investors and developers alike, this detached three-bedroom property occupies a generous plot and offers scope for refurbishment, extension, or redevelopment (subject to the necessary consents).

3 1 2 D

Council Tax Band: C





The accommodation comprises of two well-proportioned reception rooms, providing flexible living space, along with a kitchen area and three bedrooms to the first floor.

The property would benefit from modernisation throughout, presenting a fantastic blank canvas for those looking to add value.

Externally, the property sits within a substantial plot featuring mature gardens to the front. To the rear, the garden is fully enclosed with paved patio and lawned area offering ample space for landscaping or further development potential.

There is a driveway to the side providing off-road parking. An added benefit is the single garage which is ideal for storage or workshop use.

This is a rare chance to acquire a detached home with considerable potential in a sizeable plot. An early viewing is highly recommended to fully appreciate the opportunity on offer.

This property is offered for sale with no upward chain.

Important Information: Prospective purchasers should note that there is a recorded mine entry located within the boundary of the property. Buyers are advised to carry out their own due diligence and seek professional advice in this regard from a solicitor and/ or mortgage lender.

Entrance Porch
Aluminium sliding door with obscure glazed panel, tiles to floor, wooden front entrance door leading through to entrance hall.

Entrance Hall
Stairs to first floor landing, alcove under stairs storage, radiator.

Living Room
13'11" x 9'10" (into chimney breast)
Feature gas fire with marble hearth and wooden surround, bay fronted window, aluminium double glazed window overlooking the front aspect, radiator.

Reception Room Two
12'5" x 10'9"
Twin aluminium double glazed windows to the front, feature gas fire with marble hearth and wooden surround, radiator.

Kitchen
12'11" x 8'6"
Stainless steel drainer sink with mixer tap over, built in base units with worksurface over, part tiled walls, tiles to floor, double glazed aluminium window overlooking the rear aspect, aluminium back door with obscure glazed panel, pantry store housing Baxi boiler, radiator.

First Floor Landing
Alcove with double doors providing additional storage.

Bedroom One

13'11" x 9'10" (into chimney breast)

Double glazed aluminium window to front aspect, built-in alcove storage, radiator.

Second Bedroom

10'7" x 10'3"

Twin aluminium double glazed windows overlooking the front aspect, built-in alcove storage, radiator.

Bathroom

5'10" x 5'9"

Three piece suite with WC, wash hand basin, and bath. Aluminium double glazed window with obscure glazed panel overlooking the rear aspect, radiator.

Third Bedroom

9'6" x 8'4"

Double glaze aluminium window overlooking the rear aspect, radiator.


















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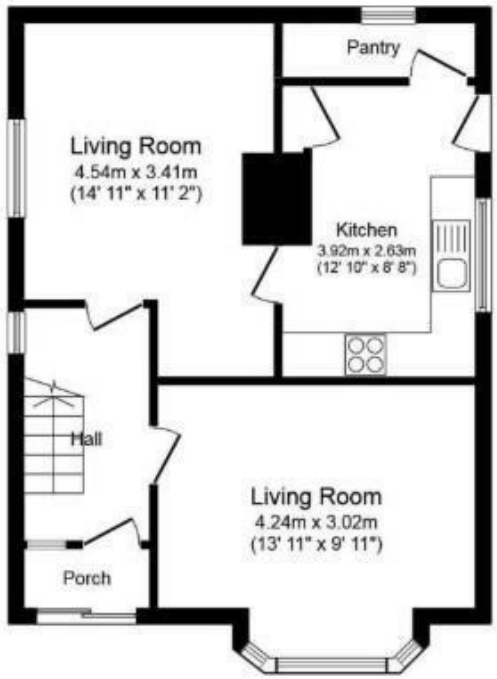
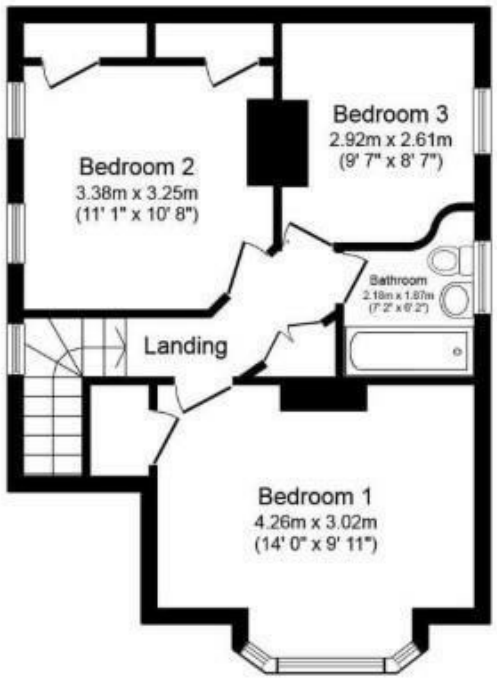
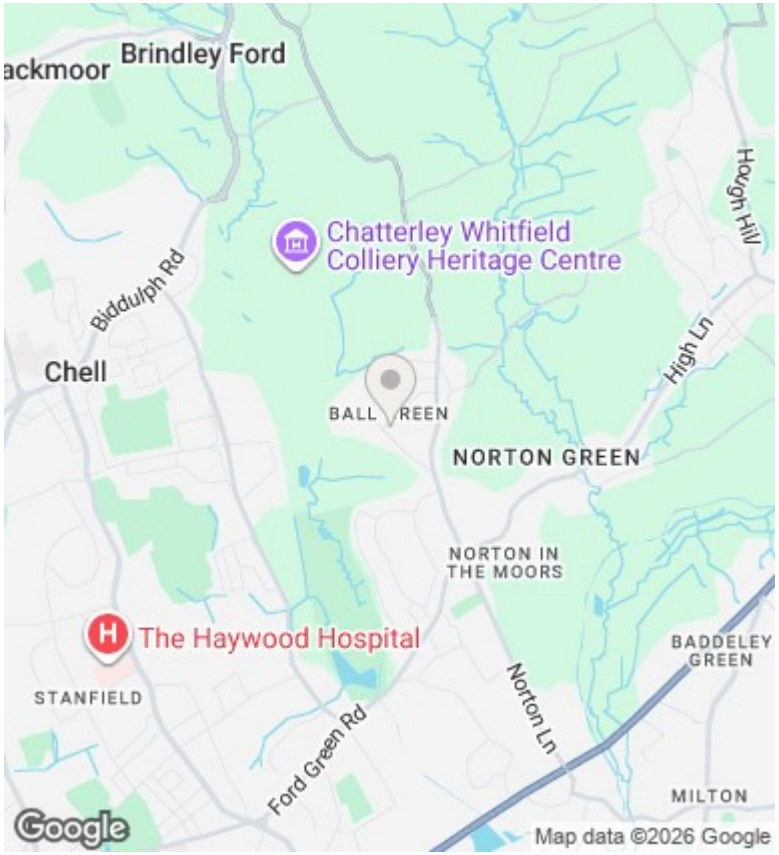




Total floor area 95.8 sq.m. (1,031 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

Photo Editing Disclaimer:
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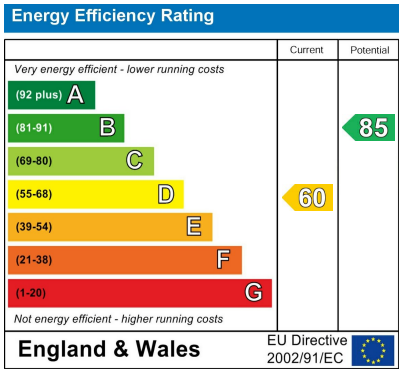

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