



68 Ford Green Road, Stoke-On-Trent, Staffordshire, ST6 1NX

Asking Price £105,000

- Reduced By £5,000
- Bay Fronted Open Plan Lounge & Dining Room
- Enclosed Rear Yard Of Low Maintenance
- *Watch Our Video Tour*
- Excellent Buy To Let Investment Or First Time Buy
- Modern Kitchen With White Gloss Units & Integral Appliances
- Located For The Busy Towns Centre of Hanley With Easy Access To Neighbouring Towns
- 2 Double Bedrooms & Partly Converted Loft Room
- Glow Worm Gas Central Heating System
- No Upward Chain

68 Ford Green Road, Stoke-On-Trent ST6 INX

****IDEAL BUY TO LET**POTENTIAL RENTAL PRICE £800PCM**** This traditional mid terrace offers larger than average accommodation which includes 2 double bedrooms & a partly converted loft room which offers further potential.



Council Tax Band: A



Internally the property has a entrance hall which leads into a bay fronted open plan lounge & dining room which is of an impressive size.

There is a modern kitchen with white gloss units & integral appliances. The property is heated by a modern Glow Worm gas central heating system.

Externally there is an enclosed rear yard of low maintenance with an attached useful walk in store cupboard.

Conveniently located for the busy towns centre of Hanley & retail park, with easy access to neighbouring towns. There are also amenities within immediate proximity including pubs, independent shops and a Starbucks. For those looking to enhance their leisure time there is Ford Green Hall & many walks close by including Hanley Forest Park.

Offered for sale with no upward chain this is a great affordable home for a variety of purchasers.

Entrance Hall

Having UPVC double glazed front entrance door. Obscured glazed panel above. Radiator, cupboard concealing electric and gas meter. - Size : -

Open Plan Lounge Diner

21'6" x 12'10" plus Bay

Having double glazed walk in bay window to front aspect, radiator. Open plan stairs creating a natural divide. Feature fireplace having an ornate timber

mantle with gas-fired set upon a marble hearth with matching inset. Built-in shelving to alcove. UPVC double glazed window to rear aspect, coving to ceiling.

Modern white gloss wall mounted cupboard and base units with black granite effect worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Integral electric combination oven and grill with separate induction hob with touch controls. Tiled effect cushion flooring, plumbing for washing machine, space for fridge freezer. Wall mounted glow worm gas fired central heating boiler, UPVC double glazed window to side aspect, radiator. Vestibule having UPVC double glazed rear entrance door with obscured glazed panelling. Access to loft space, built in store cupboard having shelving and storage above.

- Size : - 21' 6" x 12' 10" (6.56m x 3.91m) plus Bay

Bathroom

Having a white suite comprising of panelled bath with over bath shower & mixer tap, pedestal wash hand basin, low-level WC. Fully tiled walls, tiled effect vinyl flooring. Radiator, UPVC double glazed obscured window to side aspect. Extractor fan. - Size : -

First Floor Landing

Access to bedrooms. - Size : -

Bedroom One

12'10" x 10'11"

Having double glazed window to front aspect, radiator. Walk in store cupboard with hanging rail and shelving. - Size : - 12' 10" x 10' 11" (3.90m x 3.32m)

Bedroom Two

11'1" x 12'8"

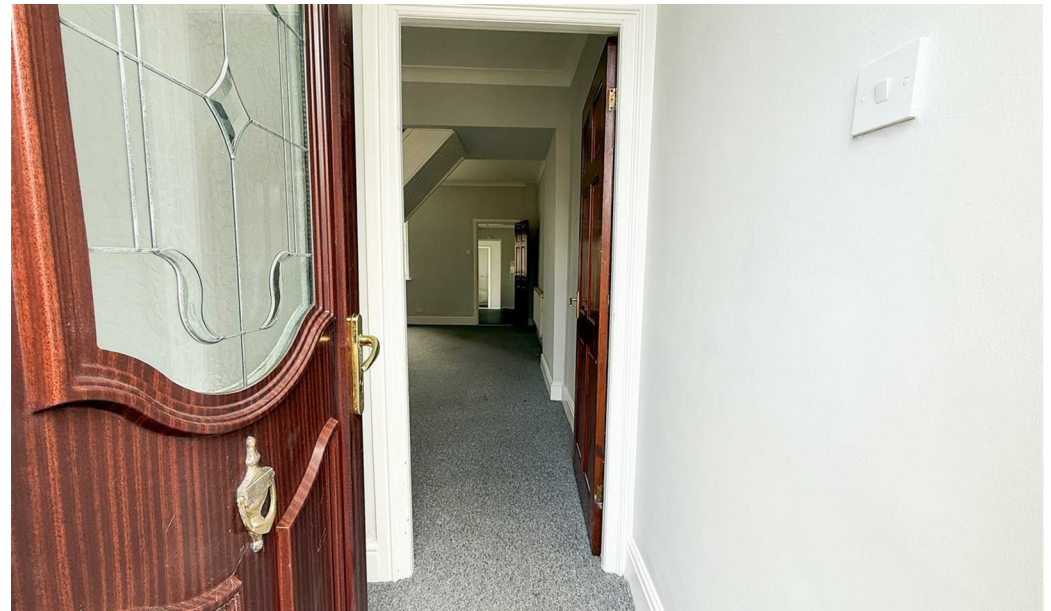
Having UPVC double glazed window to rear aspect, radiator. Open access to partially converted loft space.

Loft space having roof light, electric light and power.

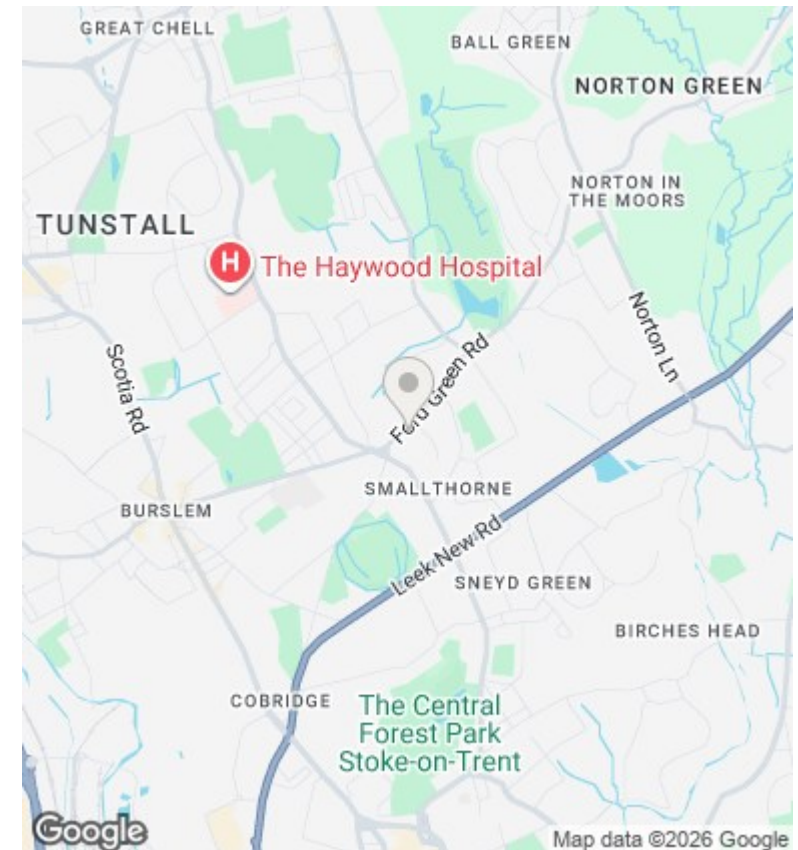
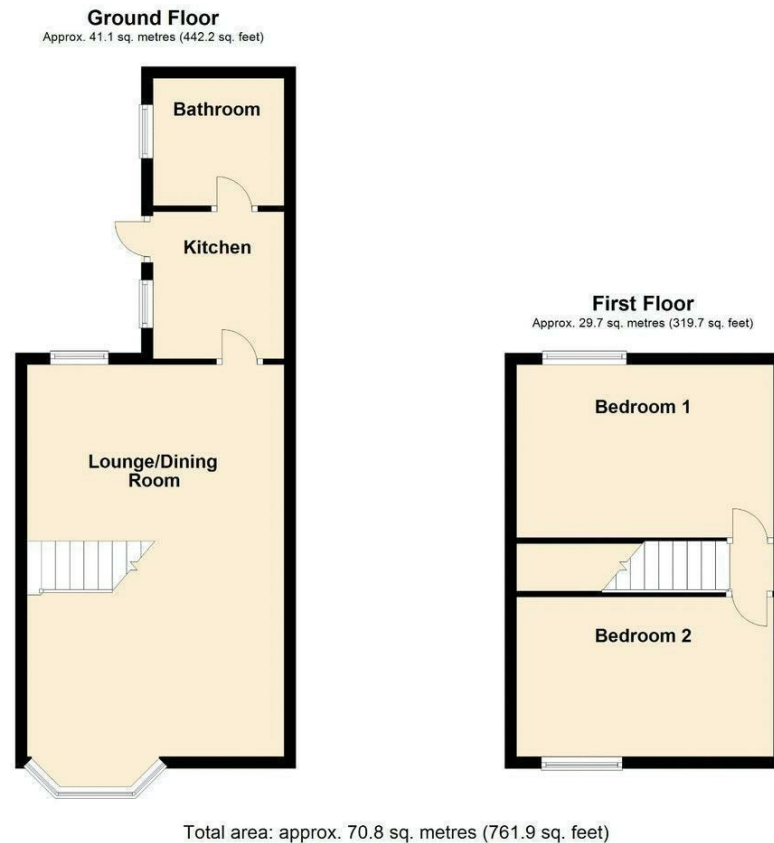
- Size : - 11' 1" x 12' 8" (3.39m x 3.85m)

Externally

Fore-courted to the front with a fully enclosed rear yard laid to paving. Attached store cupboard. Gate to communal entry. - Size : -







Directions

Viewings

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

Council Tax Band

A

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