



Wellington Street | Hanley | Stoke-on-Trent | ST1 3PX

£79,950

MODERNISATION REQUIRED, IDEAL FIRST TIME BUY / BUY TO LET INVESTMENT OPPORTUNITY. This two bedroom mid terrace property is situated in a popular residential location on the periphery of the City Centre, close to amenities, schools, commuter and transport networks. The accommodation comprises, dining room, lounge, kitchen, shower room, two double bedrooms and ensuite w/c. Gas central heating, double glazing and a rear yard. No upward chain, Viewings are strongly recommended.



## Property Description

This two bedroom mid terrace property is situated in a popular residential location on the periphery of the City Centre, close to amenities, schools, commuter and transport networks.

The accommodation comprises, dining room, lounge, kitchen, shower room, two double bedrooms and ensuite w/c. Gas central heating, double glazing and a rear yard. No upward chain, Viewings are strongly recommended.

### DINING ROOM

11' 6" x 11' 5" (3.51m x 3.48m) Upvc entrance door and double glazed window to the front elevation, radiator and coving to the ceiling.

### LOUNGE

12' 4" x 11' 5" (3.76m x 3.48m) Feature tiled hearth and fire surround, radiator, under stairs storage cupboard and upvc double glazed window to the rear elevation.

### KITCHEN

12' 1" x 6' 4" (3.68m x 1.93m) Fitted base and wall units, work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Electric oven and hob, plumbing for a washing machine, radiator, upvc double glazed entrance door and window to the side elevation.

### SHOWER ROOM

Walk-in shower cubicle, pedestal wash hand basin, radiator, airing cupboard, upvc double glazed window to the side elevation, door leading to separate w/c with low level w/c, radiator and upvc double glazed window to the rear elevation.

### FIRST FLOOR LANDING

### MASTER BEDROOM

12' 4" (max) x 11' 5" (3.76m x 3.48m) Built in storage area, radiator and upvc double glazed window to the rear elevation.

### ENSUITE W/C

Low level w/c, pedestal wash hand basin and extractor fan.

### BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m) Fitted wardrobes, radiator and upvc double glazed window to the front elevation.

### EXTERIOR

To the rear of the property there is a paved yard with a useful brick built store and gate for access.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

#### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements