



FOLLOW  **LLS**

8 Flintsham Grove, Stoke-On-Trent - ST1 5QS

In Excess of £90,000

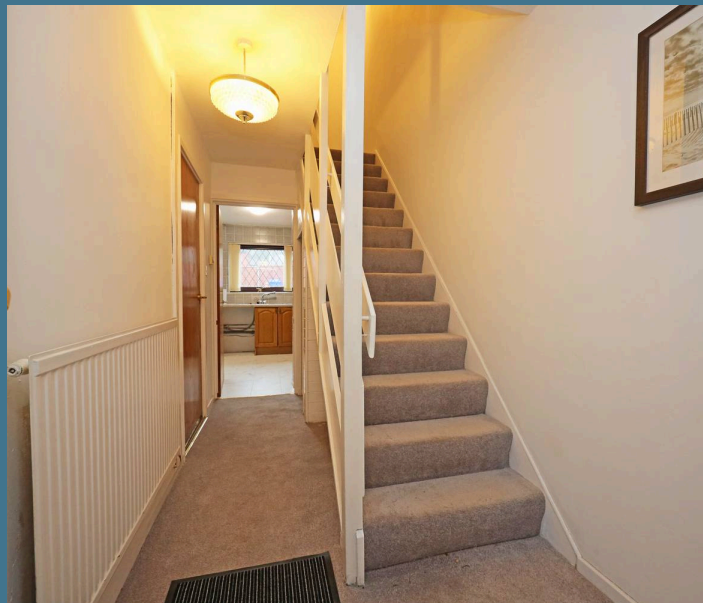
- Two Bedroom End Town House
- Cash Buyers Only
- Potentially of Interest to a Rental Investor
- Close Proximity To City Centre
- No Upward Chain

A well proportioned two bedroom end townhouse conveniently located within the city centre.

Agents note: – the property is situated within 20m proximity to an historic mineshaft and therefore mortgage suitability is unlikely. We therefore invite the property to be sold to cash funding buyers only. A copy of a mining report is available upon request.

Accommodation: –

Entrance lobby with two integral stores. In a entrance door to hallway with staircase. Lounge with front facing bow window and fire surround. Dining kitchen fitted with base/wall units and freestanding cooker, rear facing window and patio doors opening onto rear garden area.





First floor landing area with large airing cupboard housing central heating boiler. Two good size bedrooms with an extensive range of built in and fitted wardrobe/drawer units to the main bedroom. Bathroom with three-piece suite.

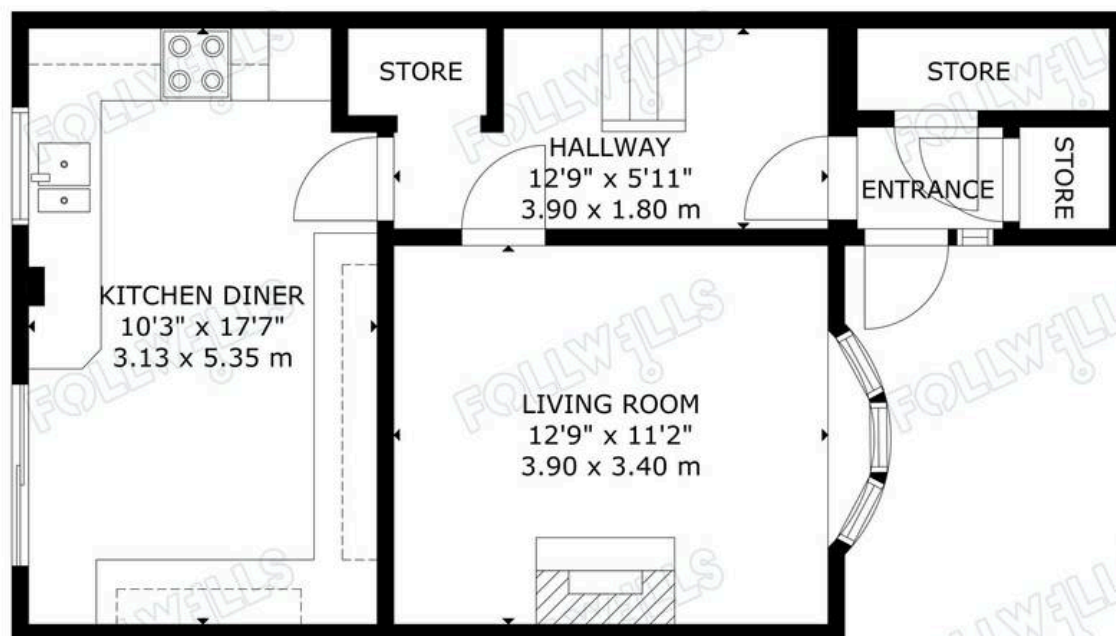
External areas comprise; low maintenance gravel area to front with pathway to front door. Enclosed low maintenance rear garden mainly paved with artificial turf. Plastic store shed and pedestrian rear gate access.

Council Tax band: A

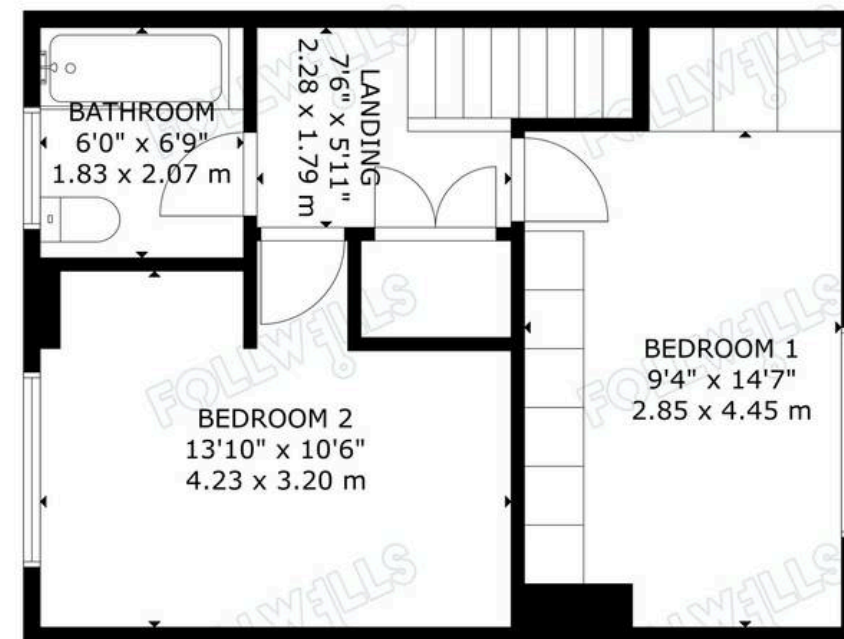
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR