

Balfour Street Hanley Stoke-On-Trent ST1 3QN



Offers In The Region Of £85,000

Balfour Street, Hanley, Stoke-On-Trent, ST1 3QN

Looking for a property that you can make your own -
Somewhere to add your own stamp to and make your perfect home-
With TWO bedrooms, could this be a good STARTER HOME for you -
You need to be quick if you'd like to view -
If this sounds like what you are looking for -
Call DEBRA TIMMIS ESTATE AGENTS and we'll show you in the door.

Located on Balfour Street in the vibrant area of Hanley, this charming mid-terrace house presents an excellent opportunity for those seeking a property to personalise and make their own. With two inviting reception rooms, this home offers ample space for relaxation and entertaining. The fitted kitchen is practical and functional, leading to a convenient lobby area and a ground floor bathroom, catering to the needs of modern living.

The property boasts two well-proportioned bedrooms, perfect for a small family or as a guest room. The presence of double glazing and central heating ensures a warm and comfortable environment throughout the year. Outside, the rear yard provides access to the workshop that could serve various purposes, whether for hobbies or additional storage. While the property does require some general updating, it is offered with no upward chain, allowing for a smooth and straightforward purchase process.

This home is ideally suited for those looking to invest in a property with potential, and we highly recommend viewing to fully appreciate the possibilities it holds. Don't miss out on this fantastic opportunity to create your dream home in a desirable location.

Entrance Porch

Double glazed French Doors with access into the sitting room.

Sitting Room

13'1" into box window x 11'6" (4.01 into box window x 3.52)

Double glazed box window to the front aspect. Radiator.



Lounge

15'6" narrowing to 12'3" x 11'6" (4.73 narrowing to 3.75 x 3.52)
Double glazed window to the rear aspect. Feature surround inset and hearth housing gas fire. Access to the stairs to the first floor.

Kitchen

12'0" x 6'6" (3.66 x 1.99)

Fitted kitchen with a range of wall mounted units, worktops

incorporating cupboards below. Sink with single drainer and mixer tap. Space for appliances. Tiled floor. Double glazed window to the side aspect.



Lobby

Useful storage cupboard housing gas central heating boiler. Upvc door to the side aspect. Tiled floor.

Bathroom

7'2" x 6'2" (2.20 x 1.90)

Suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Double glazed window to the side aspect.

First Floor

Bedroom One

11'6" into alcove x 11'2" (3.53 into alcove x 3.42)

Double glazed window. Radiator.



Bedroom Two

12'2" x 11'6" into alcove (3.72 x 3.51 into alcove)

Double glazed window to the rear aspect. Radiator. Useful recess.



Externally

Enclosed rear yard with access to the workshop.

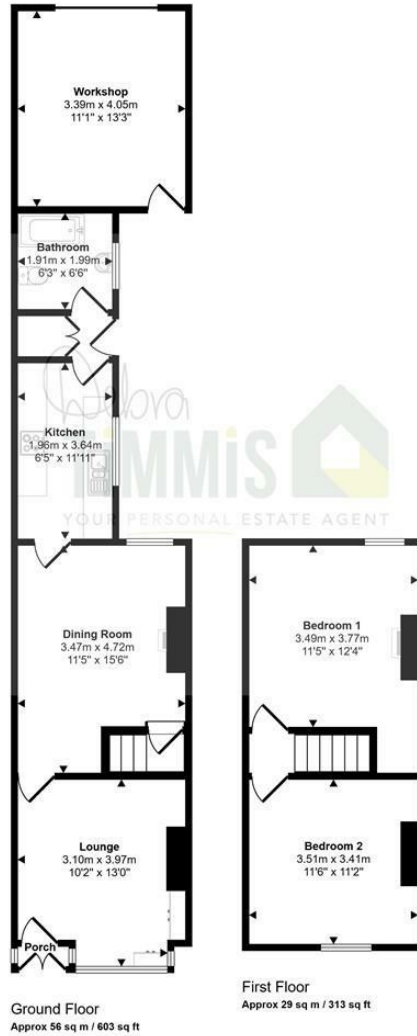
Workshop

13'8" x 11'5" (4.17 x 3.48)

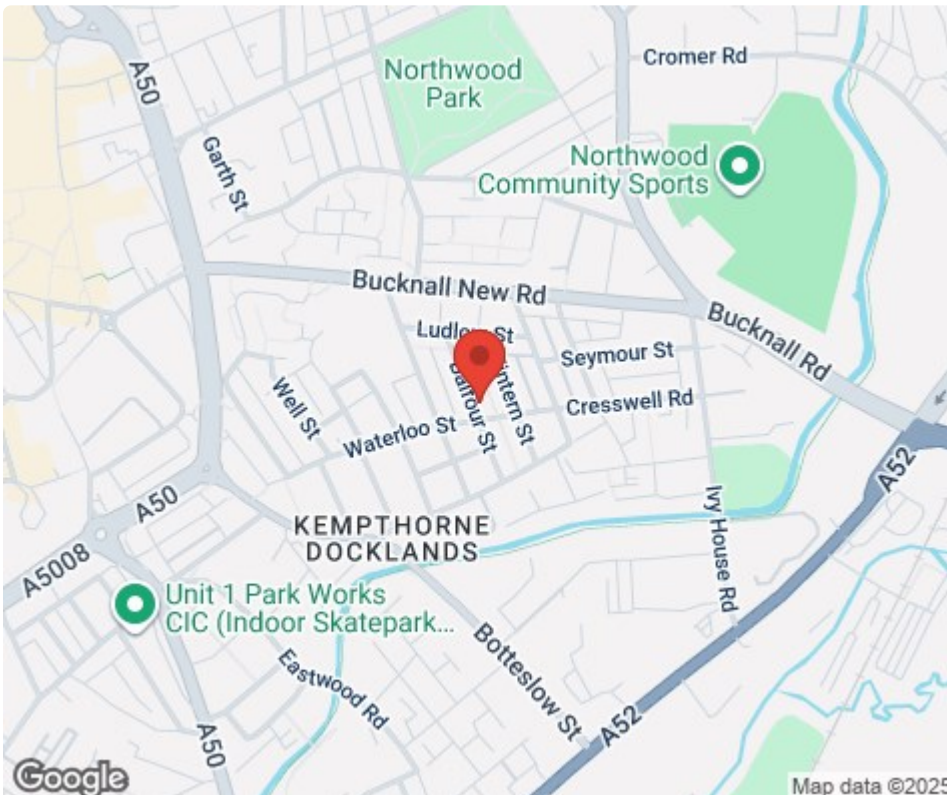
With up and over door. Power and light.



Approx Gross Internal Area
85 sq m / 916 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
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		
	56	73
England & Wales		EU Directive 2002/91/EC

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