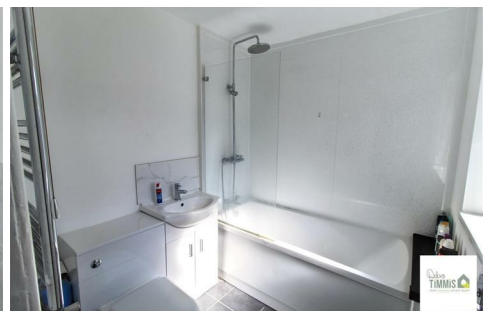




## Smallthorne Stoke-On-Trent ST6 1NZ Offers In Excess Of £80,000

First keys jingle in a hopeful hand  
Your step on the ladder wisely planned  
For buyers new a blank canvass to begin  
Or will it be an investor , there's value within  
On Stella street your dream can begin  
A two bedroom home welcoming you in  
Through lounge diner , now what could be finer  
Galley kitchen neat and smart , everything at reach to play its part  
Upstairs two bedrooms offer rest and peace  
Where busy days can quietly cease  
So don't hesitate we expect demand  
A simple house , a future close at hand



**Through Lounge Diner**

UPVC entrance door , through lounge diner , Adams style feature fireplace housing living flame effect gas fire , part carpet part laminate flooring, dado rail, UPVC double glazed windows to the front and rear , radiator , stairs off to first floor.

**Kitchen**

UPVC double glazed window to the side , stainless steel sink unit housing a range of eye and base units with work tops over, built in oven and hob , space for fridge freezer , plumbing for washing machine , tiled flooring.

**Rear Hall**

UPVC door leading out into rear yard.

**Bathroom**

UPVC double glazed window to the side , white suite comprising of closed coupled WC , vanity wash hand basin , bath with shower over, aqua boarded splash backs, heated towel rail.

**Landing**

**Master Bedroom**

UPVC double glazed window to the front , radiator.

**Bedroom Two**

UPVC Double glazed window to the rear. Radiator.

**Storage / Loft**

Ladder leading to loft storage , UPVC double glazed window to the rear.

**External**

Paved rear yard.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		60	
		75	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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