



42 Bowlers Close

ST6 3LR

£130,000



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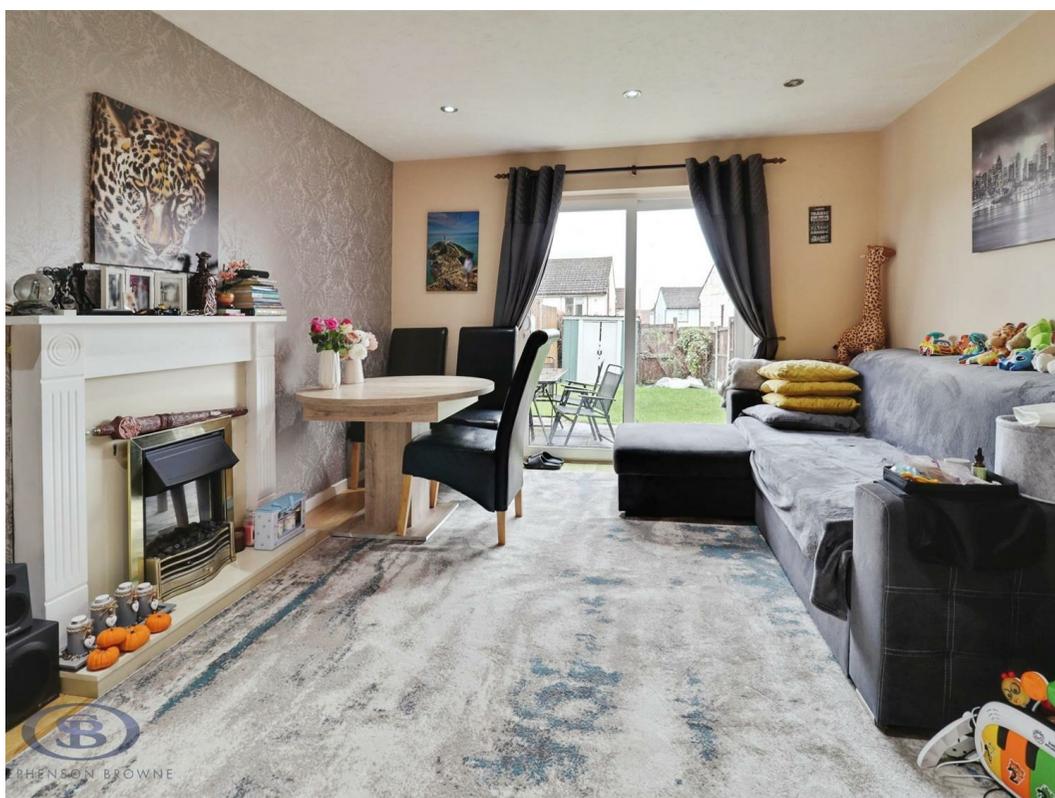
STEPHENSON BROWNE

ATTENTION INVESTORS!

Located in the sought-after area of Festival Park, this well-presented two-bedroom mid-terraced property offers spacious living accommodation, a private rear garden, and the convenience of off-road parking. The home is ideal for first-time buyers, investors, or those looking to downsize, providing comfort, practicality and excellent access to local amenities and transport links. The property opens into a good-sized entrance hall that creates a welcoming first impression and provides access to the main living areas. The lounge and dining area form the heart of the home, offering a bright space perfect for both relaxing and entertaining. Sliding patio doors lead directly onto the rear garden, filling the room with natural light and extending the living space outdoors. There is also a useful understairs storage cupboard providing plenty of room to keep everyday items neatly stored away. The kitchen is currently functional and well laid out, offering ample storage and workspace. While it could benefit from modernization, it provides an excellent foundation for a stylish update tailored to individual tastes. Upstairs, the property features two comfortable bedrooms. The main bedroom includes a built-in storage cupboard, providing practical space for clothing and belongings, while the second bedroom offers flexibility as a guest room, nursery or home office. The bathroom is fitted with a bath and shower over, along with a wash basin and WC, creating a practical and comfortable space for everyday use. Outside, the rear garden enjoys a pleasant mix of lawn and a slabbed patio area, ideal for outdoor dining, entertaining or simply relaxing.

TENANTS IN SITU

Council Borough: Stoke-On-Trent City Council
Tenure: Freehold
Council Tax Band: B



Kitchen
7'8" x 10'10"

Lounge/Diner
14'1" x 11'6"

First Floor

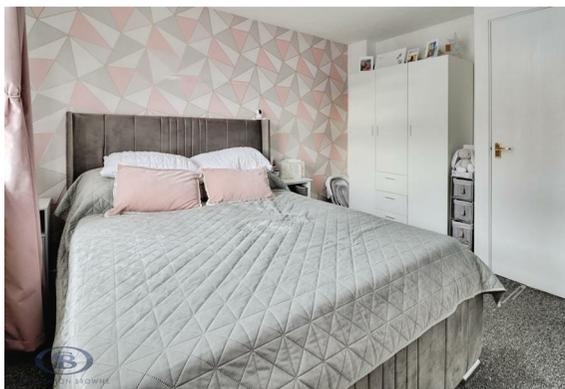
Bedroom One
11'11" x 11'6"

Bathroom
5'6" x 6'4"

Bedroom Two
6'11" x 11'6"

Stephenson Browne AML Disclosure

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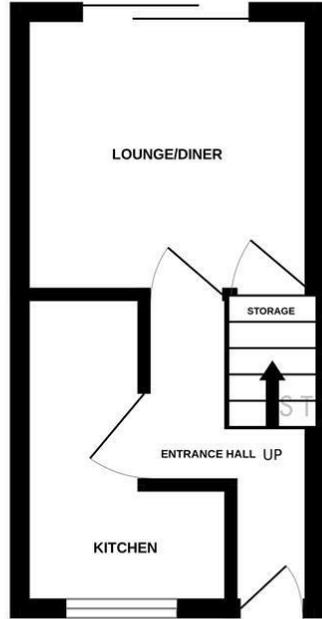


- Welcoming entrance hall
- Lounge/diner with sliding doors to the garden
- Handy under-stairs storage cupboard in the lounge/diner
- Functional kitchen with good potential for modernisation
- Master bedroom with built-in storage cupboard
- Bathroom with a bath and shower over for flexible use
- Off-road parking at the front for ease and convenience
- Currently tenanted, offering an immediate rental income for investors.
- Attractive rear garden with patio and lawn.

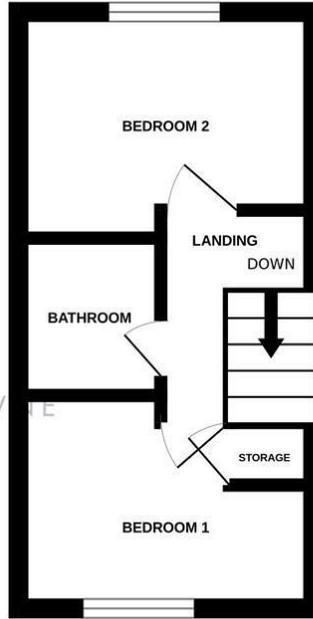


Floor Plan

GROUND FLOOR

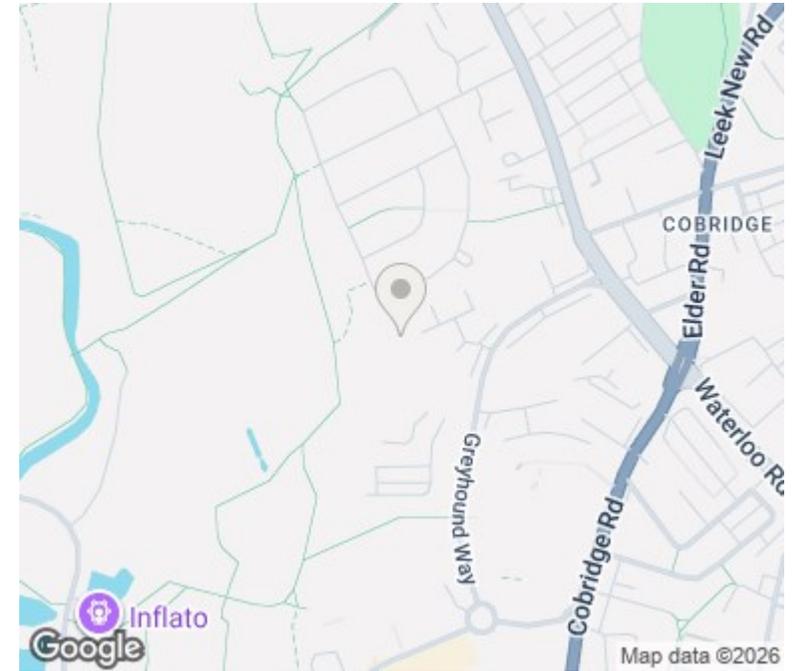


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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