

**Preston Street Smallthorne Stoke-On-Trent ST6 1SG**



**Offers In The Region Of £115,000**

## Preston Street, Smallthorne, Stoke-On-Trent, ST6 1SG

Have you been searching for your next new home? -  
With TWO BEDROOMS and a REAR YARD you can roam -  
In WALKING DISTANCE to the local amenities and shops -  
There's not far to go for the main bus stops -  
A MID TERRACE with bathroom to the ground floor -  
TWO RECEPTION ROOMS, need I say more? -  
If you think you like it but want to make sure -  
Ring DEBRA TIMMIS ESTATE AGENTS and we'll give you a tour!

Nestled in the heart of Smallthorne, this beautifully presented mid-terrace house offers a perfect blend of style and comfort. With two inviting reception rooms, including a dining/sitting room and a separate lounge, this property is ideal for both relaxation and entertaining. The stylish kitchen is designed with modern living in mind, providing a functional space for culinary enthusiasts. The contemporary bathroom complements the home's aesthetic, ensuring a pleasant experience for all residents.

This charming residence boasts two spacious double bedrooms, each benefiting from ample natural light thanks to the double glazing throughout the property. Central heating ensures warmth and comfort during the cooler months, making this home a cosy retreat all year round.

The rear yard offers a private outdoor space, perfect for enjoying a morning coffee. Located in a popular area, this property is well-connected to local amenities and transport links, making it an excellent choice for families and professionals alike. Viewing is highly recommended to fully appreciate the quality and charm this home has to offer. Don't miss the opportunity to make this stylish property your own.

### Ground Floor

#### Dining Room

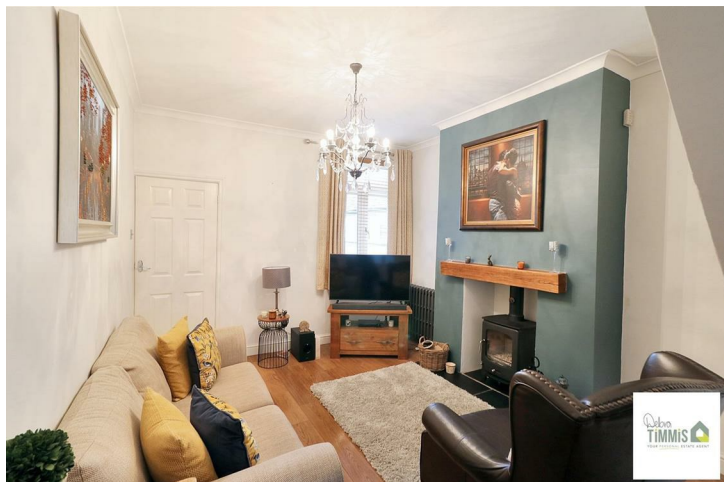
10'10" x 10'3" (3.31 x 3.14)

Double glazed window to the front aspect and composite door. Radiator. Laminate flooring.

#### Lounge

12'3" plus recess x 10'10" (3.75 plus recess x 3.31)

Feature fireplace housing log burner. Radiator. Stairs off to the first floor.



#### Kitchen

11'5" x 6'3" (3.48 x 1.91)

Well presented fitted kitchen with worktops incorporating drawers and cupboards below. One and a half bowl ceramic sink. Part tiled splash backs. Four ring hob and built-in oven. Plumbing for automatic washing machine. Cupboard housing gas central heating boiler. Space for fridge/freezer. Radiator. Inset ceiling spot lights. Double glazed window to the side aspect. Tiled floor.

#### Lobby

Upvc door to the side aspect.

#### Bathroom

7'5" x 6'6" (2.28 x 2.00)

White suite comprises, panel bath with mains shower over, vanity wash hand basin and low level WC. Part tiled walls. Radiator. Double glazed window to the side aspect.

### First Floor

#### Bedroom One

12'3" x 10'10" (3.75 x 3.31)

Double glazed window. Radiator.



#### Bedroom Two

10'10" x 10'2" (3.31 x 3.12)

Double glazed window. Radiator. Built-in storage cupboard/robe.

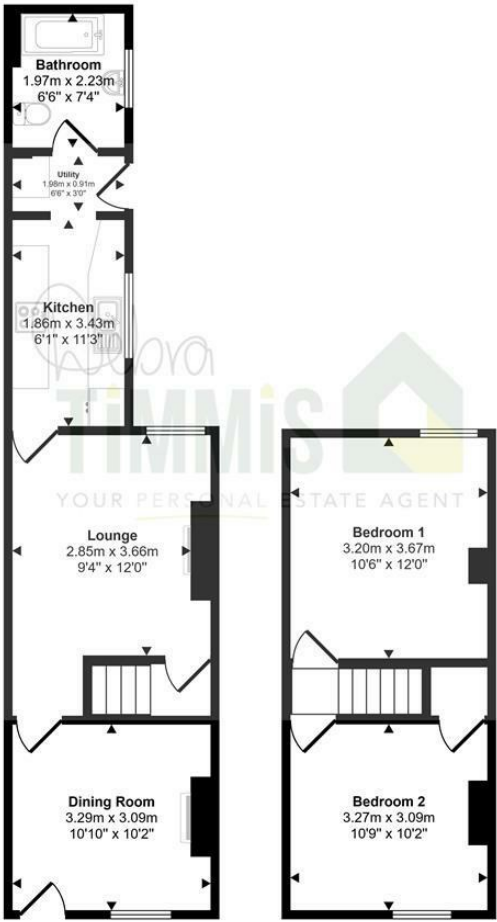




Enclosed rear yard with seating area. Outside tap. Pedestrian access.



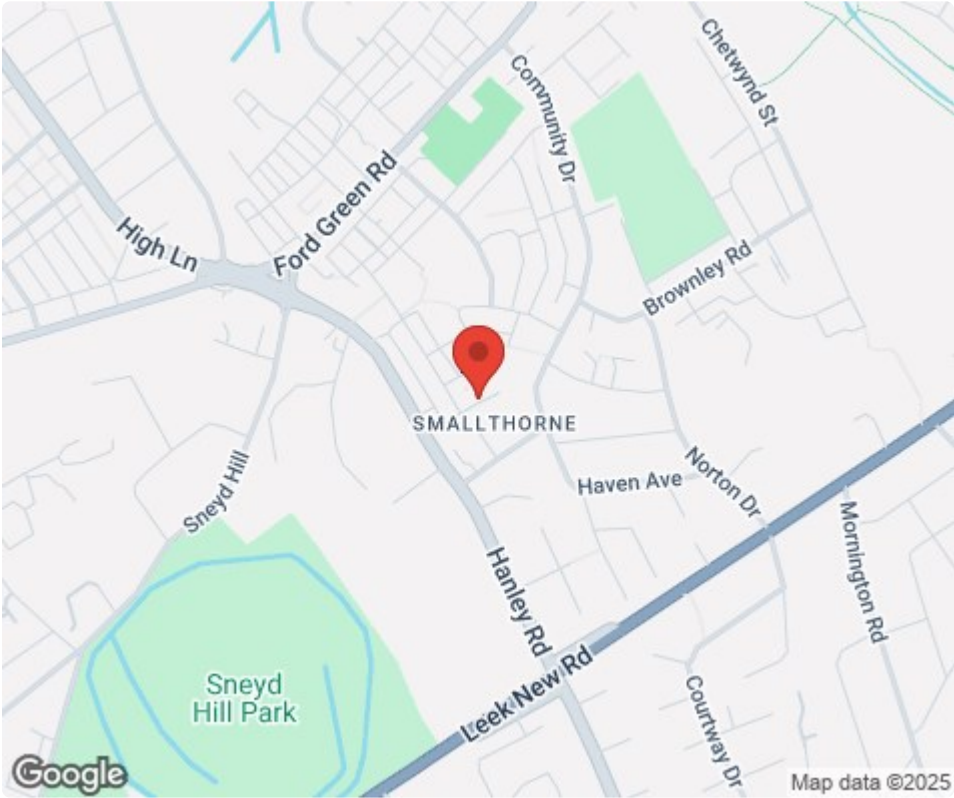
Approx Gross Internal Area  
65 sq m / 704 sq ft



Ground Floor  
Approx 40 sq m / 430 sq ft

First Floor  
Approx 25 sq m / 274 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		72
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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