



**Brakespeare Street
, ST6 5RY**

- BEAUTIFULLY PRESENTED
- TWO BEDROOM TERRACED RESIDENCE
- MUST BE VIEWED INTERNALLY
- TWO RECPTION ROOMS, KITCHEN
- REAR HALL, UPDATED BATHROOM
- THREE BEDROOMS
- A PAVED REAR YARD AREA
- UPVC D/GLAZING & GAS C/HEATING

£132,500





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented 3 bedroom terraced house which must be viewed to be fully appreciated, comprising two reception rooms, an updated kitchen, rear hall with storage, a ground floor updated white bathroom, three bedrooms. UPVC double glazing & gas central heating. Externally a paved enclosed rear yard area with decking creating outside space. The property is a beautifully presented home with a lovely interior, decor & carpets. The property is located within easy access to all amenities & road links. An ideal first time buy or investment to rent. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 5RY. On entering Brakespeare Street the property can be found on the right hand side..

DINING ROOM



11' 7" x 10' 5" (3.53m x 3.18m)

Entered through a UPVC door. Window to the front elevation, radiator.

LOUNGE

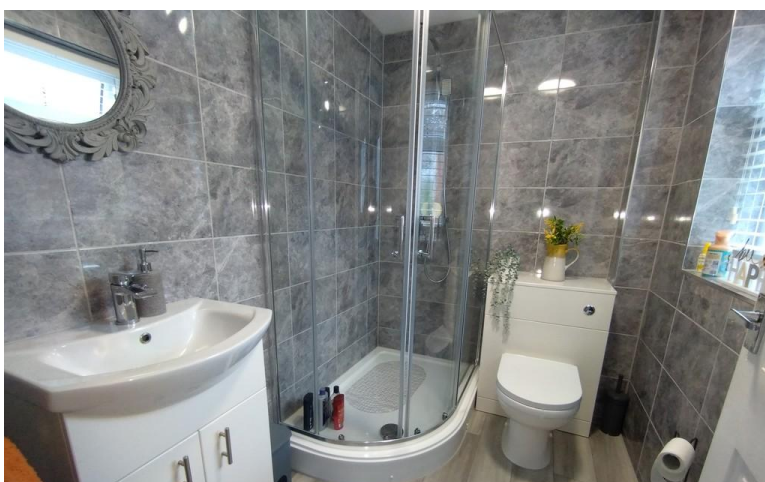
11' 7" x 10' 6" (3.53m x 3.2m)

Window to the rear elevation, understairs store, radiator.

KITCHEN

10' 7" x 5' 10" (3.23m x 1.78m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in oven and hob with extractor over. Splash back tiling.



REAR HALLWAY

UPVC part glazed external access door. Store area with a Glow Worm gas central heating boiler.

BATHROOM

Window to the side elevation. Suite comprising:

FIRST FLOOR LANDING

Radiator. Doors to:

BEDROOM ONE

11' 6" x 10' 5" (3.51m x 3.18m)

Window to the front elevation, radiator.



BEDROOM TWO

10' 6" x 8' 4" (3.2m x 2.54m)

Window to the rear elevation, radiator.

BEDROOM THREE

10' 8" x 6' (3.25m x 1.83m)

Window to the rear elevation, radiator.

EXTERNALLY

REAR

Enclosed yard area with decking.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide



and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

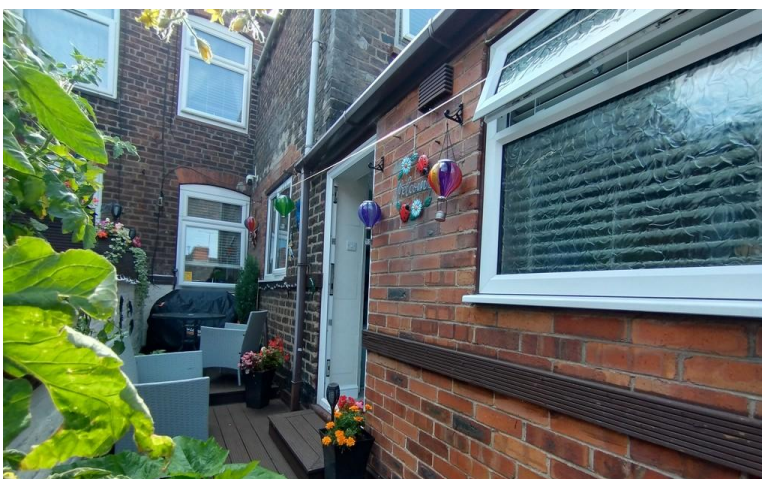
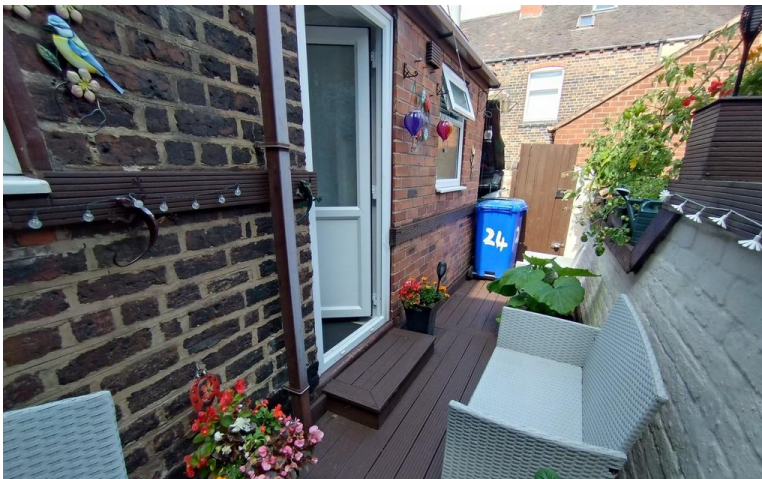
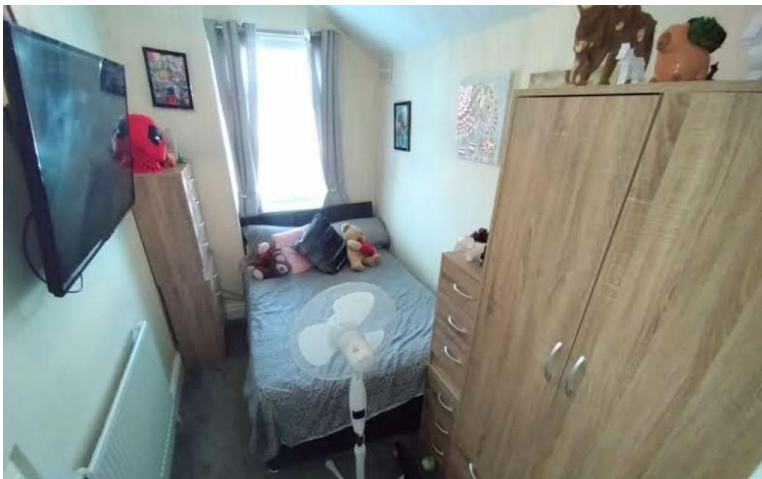
LOCAL AUTHORITY

Stoke On Trent City Council

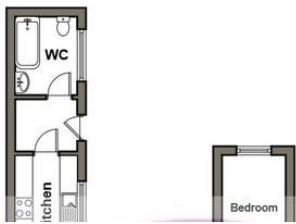
COUNCIL TAX BAND A

EPC RATING (PDF available online)

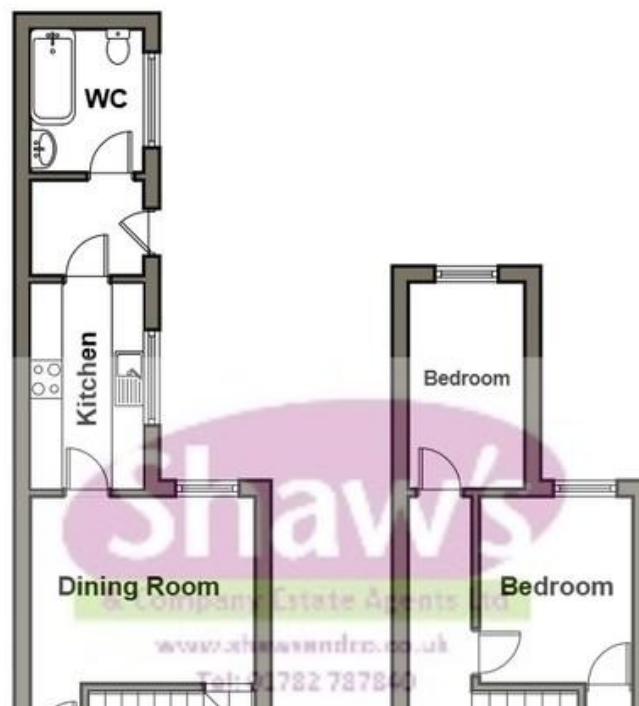
Current: Potential:



24 Brakespeare St



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.