



## 52 Johnson Place, Stoke-On-Trent, ST6 6RF

£55,000

- Spacious Two-Bedroom First Floor Flat
- Modern Fitted Kitchen
- Close To Local Amenities Of Biddulph, Packmoor And Kidsgrove
- Ideally Suited To First-Time Buyers, Downsizers, Or Investors Alike
- Two Good Sized Bedrooms
- No Upward Chain
- Spacious Lounge/ Diner
- Family Bathroom
- Viewing Highly Recommended

# 52 Johnson Place, Stoke-On-Trent ST6 6RF

A fantastic opportunity to purchase this spacious two-bedroom first floor flat, ideally suited to first-time buyers, downsizers or investors alike. Benefitting from its own private front door, the property offers well-proportioned accommodation throughout and a great sense of privacy.



Council Tax Band: A



The accommodation comprises of stairs rising to the first floor leading to the welcoming entrance hallway, bright and spacious lounge/diner providing ample space for both relaxing and entertaining, a fitted kitchen, two good-sized bedrooms and a family bathroom.

Externally, the property enjoys a rear laid to lawn communal garden and useful outbuilding storage to the right of the property.

Conveniently located close to local amenities of Biddulph, Packmoor and Kidsgrove. The property is also within easy reach to local schools, transport links and commuter routes with easy access to the A500. This property offers excellent potential and viewing is highly recommended

#### **Entrance Stairway**

UPVC front entrance door, stairs to first floor, UPVC double glazed window to side elevation.

#### **Hallway**

Wood effect flooring, radiator.

#### **Bedroom One**

9'10" x 11'1"

UPVC double glazed window to rear aspect, radiator.

#### **Bedroom Two**

8'6" x 10'1"

UPVC double glazed window to front aspect, built-in alcove storage, radiator.

#### **Bathroom**

5'0" x 9'9"

Three piece suite including P shaped bath with stainless steel detachable shower head over, wash hand basin with stainless steel mixer tap over, WC, tiles to wall and floor, UPVC double glazed window with obscured glass panel to rear aspect, radiator.

#### **Lounge/ Diner**

10'10" (12'0" into chimney breast) x 13'6"

UPVC double glazed window to front aspect, radiator.

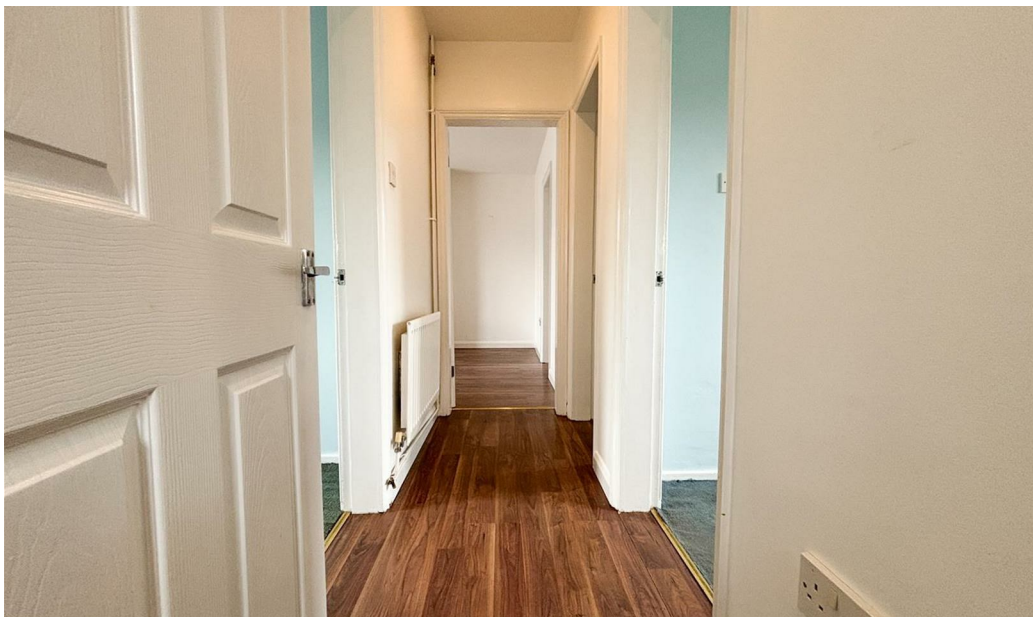
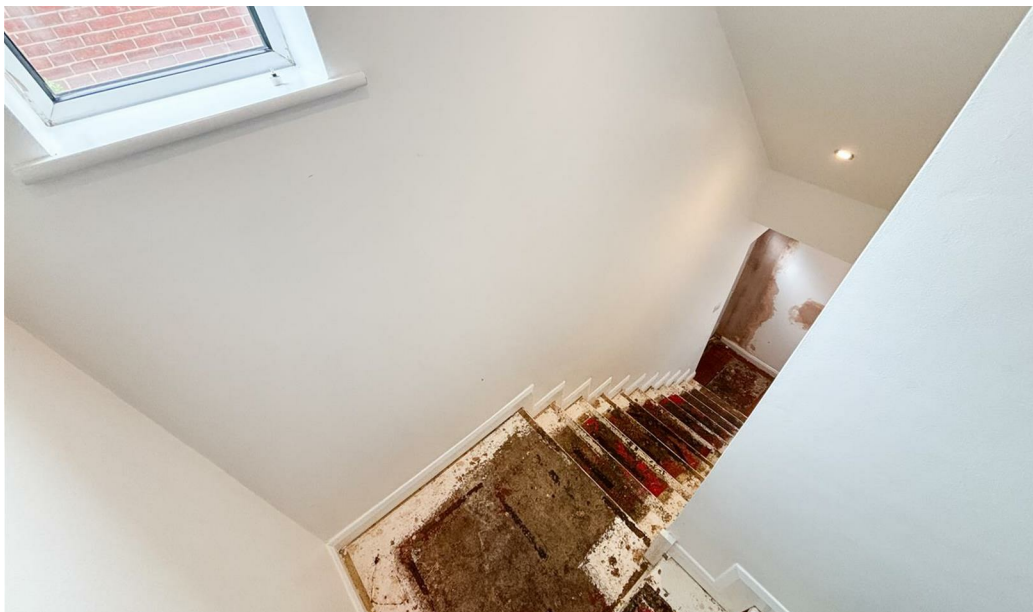
#### **Kitchen**

Built-in shaker style cupboards and base units with fitted worksurface over, one and a half bowl sink with drainer and stainless steel mixer tap over, plumbing for washing machine, Bush combination over with gas hob over and extractor hood, tiles to wall and floor, radiator.

#### **Externally**

Paved pathway leading to rear laid to lawn communal garden.

The flat has access to half the brick outbuilding bin storage.

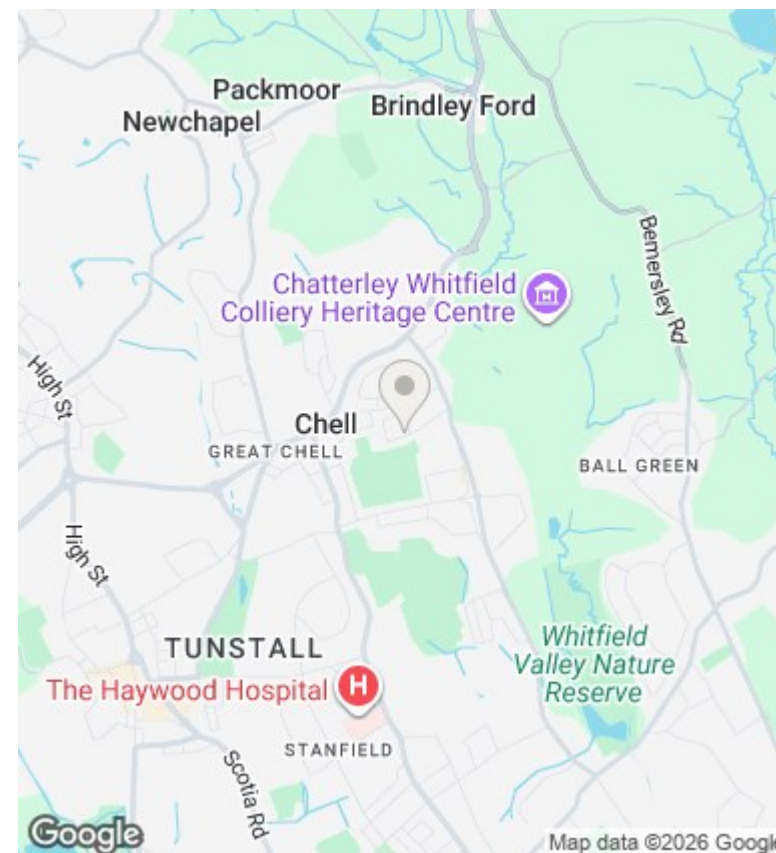
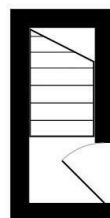






Total Area: 56.8 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	