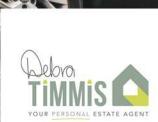


Cliff Street Smallthorne Stoke-On-Trent ST6 1SQ



Offers In The Region Of £110,000

Looking for a property that you can make your own -
Somewhere to add your own stamp to and make your perfect home-
With TWO bedrooms, could this be a good STARTER HOME for you -
You need to be quick if you'd like to view -
If this sounds like what you are looking for -
Call DEBRA TIMMIS ESTATE AGENTS and we'll show you in the door.

Located on Cliff Street in Smallthorne, this deceptively spacious mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The entrance hall welcomes you into a well-designed layout, featuring a comfortable sitting/dining room, lounge and fitted kitchen, perfect for culinary enthusiasts.

On the first floor, you will find two generously sized bedrooms, ideal for restful nights. The modern shower room is a notable highlight, offering a contemporary touch to the home. The property benefits from double glazing, ensuring warmth and comfort throughout the seasons.

Outside, a rear yard provides a private outdoor space, perfect for enjoying a morning coffee. Importantly, this property is offered with no upward chain, allowing for a smooth and straightforward purchase process. While the home does require some general updating, it presents a fantastic canvas for those looking to add their personal touch. We highly recommend viewing this property to fully appreciate its potential and the vibrant community it is situated in. Don't miss out on the chance to make this house your home.

Entrance Hall

With Upvc door to the front aspect.

Sitting/Dining Room

11'3" x 10'10" into alcove (3.45 x 3.32 into alcove)

Double glazed window. Hearth housing gas fire.

Lounge

14'6" x 14'3" narrowing to 11'1" (4.43 x 4.36 narrowing to 3.39)

Double glazed window to the rear aspect. Feature fireplace housing gas fire. Access to the stairs to the first floor.



Kitchen

11'5" x 9'2" (3.49 x 2.81)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob, with extractor fan and built -in oven. Stainless steel sink with single drainer and mixer tap. Space for washing machine . Double glazed window to the side aspect. Side door with access into the rear yard.



First Floor

Landing

Bedroom One

14'5" x 11'3" (4.41 x 3.44)

Two double glazed window to the front aspect. Wall heater. Useful storage cupboard.



Bedroom Two

11'5" x 11'1" (3.49 x 3.40)

Double glazed window to the rear aspect. Built-in wardrobe. Wall heater.



Externally

Enclosed rear yard with pedestrian access.

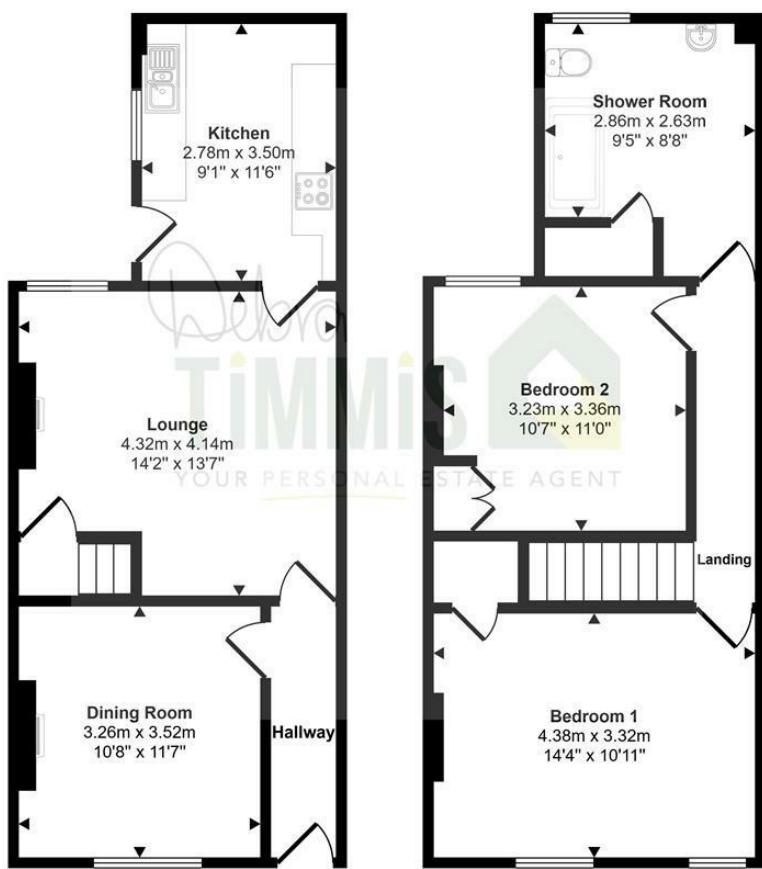
Shower Room

11'2" narrowing yo 8'5" x 9'4" (3.41 narrowing yo 2.58 x 2.86)

Modern suite comprises, walk-in shower cubicle housing shower unit, wash hand basin and low level WC. Airing cupboard. Double glazed window to the rear aspect.



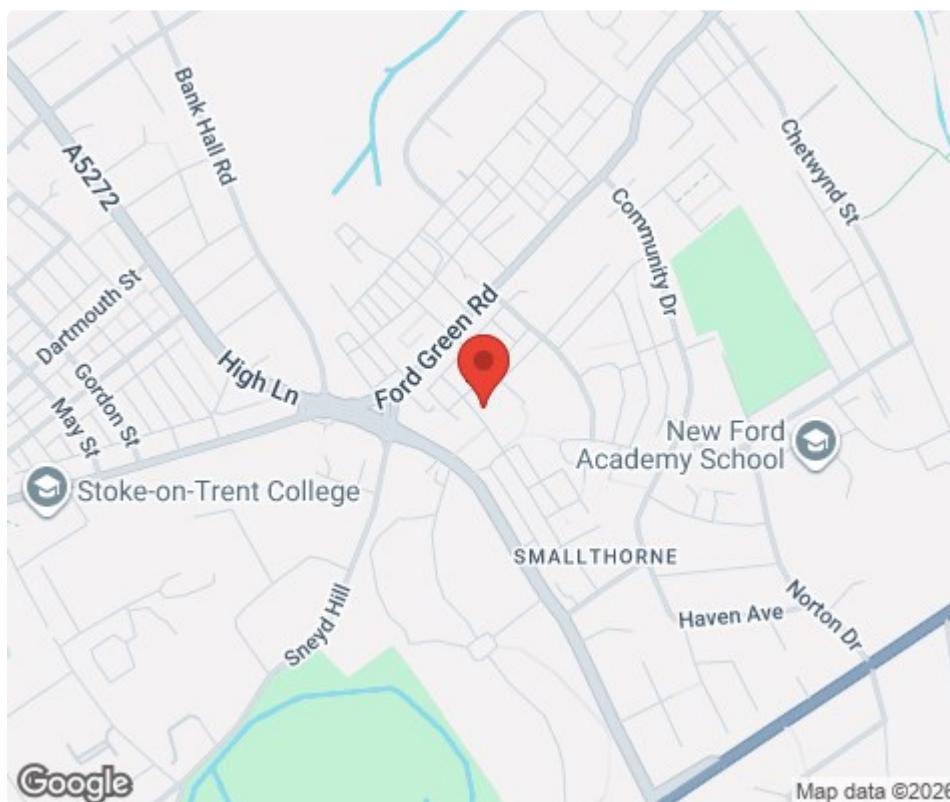
Approx Gross Internal Area
89 sq m / 953 sq ft



Ground Floor
Approx 44 sq m / 475 sq ft

First Floor
Approx 45 sq m / 479 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	83
(81-91)	B	56
(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