



Wellington Street,

Guide Price £75,000



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Reeds Rains Hanley are delighted to offer this Two Bedroom Mid-Terrace property on Wellington Street. This is a brilliant fantastic opportunity for a first time buyer or a BTL investment. Surrounded by local amenities including Hanley town centre which offers a range of shops, cafes, bars, pubs, restaurants and beauty salons. Hanley also has local parks and plenty of leisure activities available. In brief the property offers; Lounge, Dining Room, Kitchen, Bathroom and two double bedrooms and year yard with seating area and gated access.

DINING ROOM

3.48m x 3.43m (11'5" x 11'3")

With Laminate flooring, Front aspect double glazed window, gas fireplace, radiator and ceiling light.

LOUNGE

3.73m x 3.53m (12'3" x 11'7")

Window to the rear elevation, wood effect laminate flooring, decorative dado rail and wooden beams to ceiling. Gas fire and surround. Under stair store cupboard

KITCHEN

3.66m x 1.98m (12'0" x 6'6")

Fitted kitchen with a good range of wall and base units, matching drawer fronts and over top work surfaces.



For full EPC please contact the branch

Stainless steel sink, tiled walls and window to the side/rear elevation. Space for appliances such as cooker and washing machine. Decorative beams to ceiling.

BATHROOM

2.18m x 1.80m (7'2" x 5'11")

Well presented fitted bathroom with matching suite comprising close coupled WC and pedestal wash basin. Panel bath with shower over and shower screen. Radiator and ceiling light.

BEDROOM ONE

3.76m x 3.48m (12'4" x 11'5")

Window to the rear elevation, built in wardrobe, fitted carpet, radiator and ceiling light.

BEDROOM TWO

3.48m x 3.43m (11'5" x 11'3")

Window to the front elevation, fitted carpet, radiator and ceiling light.

OUTSIDE

The rear of the property is very welcoming with a block paved seating area and gate offering rear access to the property.

