

**£95,000**

**12 Lovatt Street, Stoke, ST4 7RL**



- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- UPSTAIRS BATHROOM
- SPACIOUS REAR YARD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- GREAT BTL OPPORTUNITY
- VIEWING RECOMMENDED

Two bedroom end of terrace house that requires updating. Two double bedrooms, two reception rooms, kitchen, upstairs bathroom and spacious rear yard. Great buy to let opportunity. Viewing is recommended! No upward chain!

# 12 Lovatt Street, Stoke, ST4 7RL

## FIRST RECEPTION ROOM

3.35m x 3.14m (10'12" x 10'4")  
uPVC front door and double glazed window.  
Central heating radiator.

## SECOND RECEPTION ROOM

3.56m x 3.35m (11'8" x 10'12")  
uPVC window. Central heating radiator. Stairs to first floor.

## KITCHEN

3.80m x 1.86m (12'6" x 6'1")  
A range of wall and base units with stainless steel sink and integrated oven/grill with overhead extractor. uPVC window, uPVC back door to rear garden. Central heating radiator.

## STAIRS AND LANDING

Access to all bedrooms and bathroom. Boiler cupboard with storage space.

## BATHROOM

2.80m x 1.87m (9'2" x 6'2")  
Low level w/c, hand wash basin, panelled bath, vinyl flooring. Central heating radiator, uPVC window.

## BEDROOM ONE

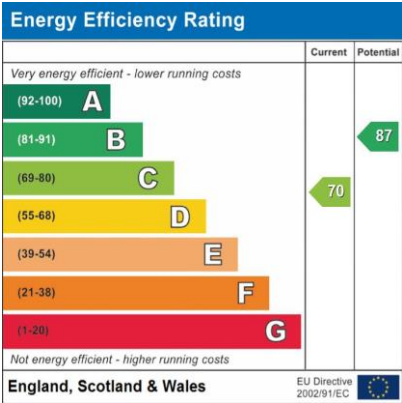
3.37m x 3.14m (11'1" x 10'4")  
uPVC window. Central heating radiator.

## BEDROOM TWO

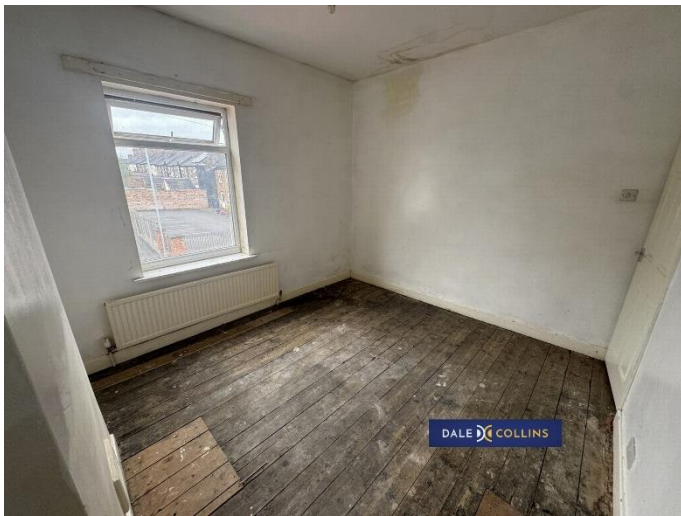
3.63m x 2.19m (11'11" x 7'2")  
uPVC window. Storage space. Central heating radiator.

## EXTERNALLY

On road parking to the front of the property. A spacious rear garden.













**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: [sales@daleandcollins.com](mailto:sales@daleandcollins.com) | [lettings@daleandcollins.com](mailto:lettings@daleandcollins.com) W: [www.daleandcollins.com](http://www.daleandcollins.com)

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.