

£120,000

78 Stoke Old Road, Hartshill, ST4 6ER



- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- ORIGINAL FEATURES
- SOUTH FACING GARDEN
- COMBI BOILER
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- POPULAR LOCATION
- NO UPWARD CHAIN!

A spacious two-bedroom property located in Hartshill, Stoke on Trent. This property offers two reception rooms with beautiful original features, two double bedrooms, kitchen and bathroom. Externally, a south facing garden to the rear with outbuildings for storage. An opportunity not to be missed!

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ENTRANCE HALL

4'8" x 2'7" (1.41m x 0.78m)

As you enter the property through the uPVC door, there is access to the lounge straight ahead and stairs to first floor on the left. Fitted carpet.

RECEPTION ROOM

11'7" x 11'5" (3.54m x 3.49m max)

Through the hallway brings you into the first reception room, a nice spacious room with a beautiful original victorian cast iron fireplace, fitted carpet, uPVC double glazing, central heating radiator.

SECOND RECEPTION ROOM

11'12" x 9'6" (3.65m x 2.90m)

The second reception room also offers good space with another original victorian cast iron fireplace and original coving. Fitted carpet, uPVC double glazing, central heating radiator.

KITCHEN

12'6" x 7'8" (3.82m x 2.33m)

A dual aspect room entering lots of natural light, access to back yard. A range of wall and base units providing ample storage space, plumbing for washing machine, stainless steel sink unit. Tiled flooring, central heating radiator, uPVC double glazed.

STAIRS AND LANDING

4'11" x 2'6" (1.51m x 0.75m)

Fitted carpet.

BEDROOM ONE

11'8" x 11'5" (3.56m x 3.48m)

Fitted carpet, uPVC double glazed window, central heating radiator.

BEDROOM TWO

12'0" x 9'5" (3.67m x 2.88m)

Fitted carpet, uPVC double glazed window, central heating radiator.

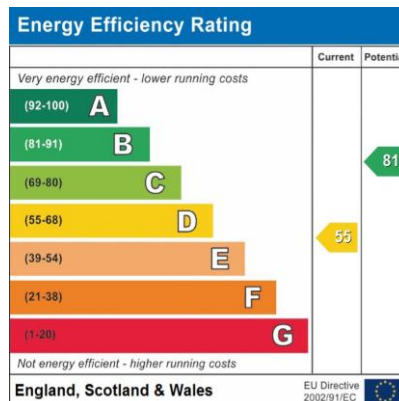
BATHROOM

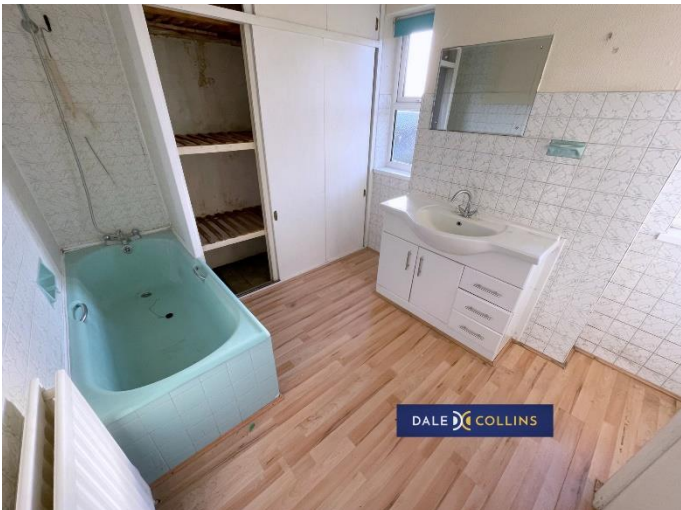
9'3" x 7'9" (2.81m x 2.35m)

Low level W/C, pedestal sink unit, panelled bath with shower. Combi boiler housed in storage cupboard. Tiled walls, laminate flooring, central heating radiator, uPVC double glazed windows.

EXTERNALLY

A low maintenance rear garden with two storage sheds. South facing garden.

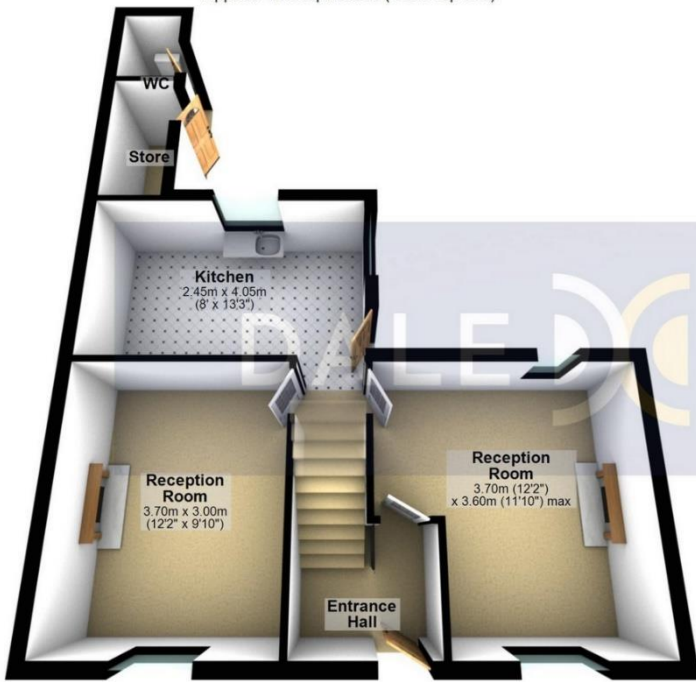






Ground Floor

Approx. 42.5 sq. metres (456.9 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 81.5 sq. metres (876.9 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Location: 78 Stoke Old Road, Hartshill, ST4 6ER



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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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.

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