



Chell Street, Stoke-on-Trent, ST1 6BD
Asking Price Of £94,950 Freehold

Chell Street, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £94,950

- Pre Let Investment Property
- Two Double Bedrooms
- Potential For Loft Conversion Subject To Planning
- Double Glazing
- Gas Central Heating
- Ground Floor Bathroom

Pre let investment property available to investors only. Martin & Co welcome to market this traditional mid terraced property located in Hanley. The property comprises Lounge, dining room, kitchen and bathroom on the ground floor and has two double bedrooms on the first floor. There is the potential to extend into the loft space from a hallway that has been created from the landing area subject to planning permission being granted. The property is double glazed and has gas central heating. Available with a tenant in situ. AST until April 2022



PORCH 3' 10" x 2' 0" (1.17m x .62m) UPVC double glazed window and with tiled flooring.

FRONT RECEPTION ROOM 11' 8" x 11' 3" (3.56m x 3.45m) Laminate flooring, wall mounted central heating radiator, chimney breast and with UPVC double glazed bay window to front elevation.

REAR RECEPTION ROOM 12' 5" x 11' 8" (3.81m x 3.56m) Laminate flooring, wall mounted central heating radiator, under stairs storage cupboard, chimney breast with feature fireplace and UPVC double glazed window to rear elevation.

KITCHEN 12' 9" x 6' 7" (3.9m x 2.01m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Space for free standing cooker, fridge freezer and space and plumbing for washing machine. Wall mounted central heating boiler, vinyl flooring, part tiled walls and UPVC double glazed window to side elevation.

REAR HALLWAY Laminate flooring and UPVC glazed door providing access to rear yard.

BATHROOM 6' 8" x 5' 5" (2.05m x 1.66m) White suite comprising low level WC, pedestal wash hand basin and bath with shower head off taps. Tiled walls, vinyl flooring, wall mounted central heating radiator and UPVC frosted double glazed window to side elevation.

STAIRS AND LANDING Carpeted flooring and with storage area where a room has been divided with the intention of creating access usable loft room (subject to planning permission)

BEDROOM 11' 8" x 7' 6" (3.56m x 2.31m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

BEDROOM 12' 5" x 11' 8" (3.81m x 3.56m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

OUTSIDE To the rear of the property there is an enclosed rear yard.









All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

