



Hillary Street
Cobridge, ST6 2PG

- A TERRACED HOME
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- NO CHAIN
- LARGE WET ROOM
- GAS CENTRAL HEATING
W/ COMBI BOILER
- CONVENIENT LOCATION TO AMENITIES
- UPVC DOUBLE GLAZING

£69,950





Property Description

INTRO

FTB or INVESTORS ALERT! New For Sale a well presented terraced home with no chain, comprising; entrance hall, lounge, open arch to dining room, kitchen, two bedrooms and a good sized first floor wet room. Externally forecourt to the front, and paved rear garden with useful storage container. UPVC double glazed windows and doors and gas central heating. Nearby to amenities, road links and the local park. Get in touch to register your interest!

DIRECTIONS

Please use postcode ST6 2PG for Sat Nav/Google Maps. Upon entering Hillary Street, the property can be found on the right hand side as identified by our For Sale sign.

ENTRANCE HALL

UPVC front entrance door. Radiator. Staircase to the first floor. Door to:





LOUNGE

11' 7" x 10' 4" (3.53m x 3.15m) Window to the front, radiator. Gas fire with feature surround. Open arch to:

DINING ROOM

12' 11" x 10' 8" (3.94m x 3.25m) Window to the rear, radiator.

KITCHEN

11' 6" x 8' 4" (3.51m x 2.54m) Comprising base and wall mounted cupboard units with worksurfaces above. Single drainer sink unit. Window to the side, with small window to the rear. UPVC rear access door. Splash back tiling. Newly fitted cushion flooring. Wall mounted gas fired Vaillant ecoTec pro 28 combi boiler. Space and plumbing for a washer and dryer. Useful walk in understairs pantry/storage area. Radiator.

FIRST FLOOR LANDING

BEDROOM ONE

13' 10" x 11' 7" (4.22m x 3.53m) Window to the front, radiator.

BEDROOM TWO

13' x 8' 5" (3.96m x 2.57m) Window to the rear, radiator.

WET ROOM

12' 3" x 8' 3" (3.73m x 2.51m) A spacious wet room with electric shower, wash hand basin, low level W.C. Radiator. Glazed window to the rear. Useful good size store cupboard. Access to the loft.

EXTERNALLY

FRONTAGE

Paved forecourt to the front, gated access.

REAR YARD

A paved rear yard, enclosed by wall and gate to the rear. Useful storage container included with the sale.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide





and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke-on-Trent City Council.

EPC RATING (PDF available online)

Current: 62D Potential: 82B





43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements