



Franklyn Street, Stoke-on-Trent, ST1 3HD
Asking Price Of £124,950 Freehold

Franklyn Street, Hanley, Stoke-on-Trent

4 Bedrooms, 1 Bathroom

Asking Price Of £124,950

- Spacious Family Home
- Four Bedrooms
- Two Reception rooms
- Double Glazing
- Gas Central Heating
- Potential HMO Investor Interest
- Close To Staffordshire University

Spacious affordable family home close to Staffordshire University. The property comprises lounge, dining room, kitchen on the ground floor, two bedrooms and bathroom on the first floor and with two further bedrooms on the second floor. In addition the property is double glazed and has gas central heating. This property will prove of interest to larger families and investors alike



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FRONT RECEPTION ROOM 13' 3" x 11' 6" (4.04m x 3.51m) Entered via UPVC door. Laminate flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

INNER HALLWAY Tiled flooring, UPVC double glazed window to side elevation and door leading to cellar.

CELLAR 12' 2" x 10' 6" (3.71m x 3.21m)

DINING ROOM 11' 11" x 11' 0" (3.64m x 3.36m) Tiled flooring, wall mounted central heating radiator and UPVC double glazed window to side elevation.

KITCHEN 9' 9" x 8' 10" (2.98m x 2.71m) Fitted kitchen comprising of a range of base units with contrasting worktops over, breakfast bar and wall units. Stainless steel sink and drainer. Space for fridge freezer, range cooker and plumbing for washing machine. Tiled flooring and part tiled walls. UPVC double glazed window to side and rear elevation and UPVC part glazed door providing access to the rear yard.

STAIRS Carpeted flooring

BEDROOM 13' 3" x 11' 6" (4.04m x 3.51m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

BEDROOM/DRESSING ROOM 11' 11" x 11' 0" (3.64m x 3.36m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to side elevation.

BATHROOM 10' 0" x 8' 10" (3.07m x 2.71m) White suite comprising of low level WC, pedestal wash hand basin and bath with shower head off the taps. Part tiled walls and vinyl flooring. Wall mounted central heating radiator and frosted UPVC double glazed window to rear elevation.

STAIRS Carpeted flooring.

BEDROOM 11' 5" x 11' 4" (3.49m x 3.47m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to side elevation.

BEDROOM 11' 2" x 10' 3" (3.42m x 3.14m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to side elevation. Cupboard housing central heating boiler.

EXTERNALLY To the rear of the property there is an enclosed yard with brick wall borders and gated access. There is a brick built store and outside WC which could easily be used for a number of different purposes.









Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
 T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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.