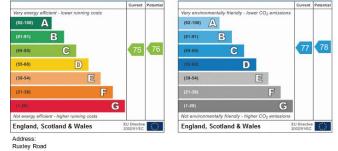


- FOR SALE BY ONLINE AUCTION
- Semi-Detached House
- Two Bedrooms
- Lounge, Kitchen/Diner





www.martinco.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

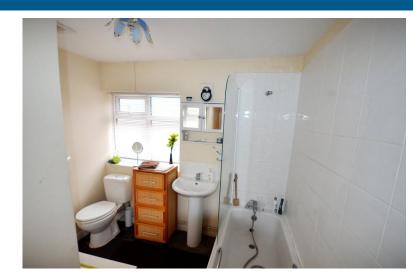
44 Piccadilly Hanley Stoke-On-Trent Staffordshire ST1 1EG

Ruxley Road Bucknall

Asking Price Of £90,000

Freehold EPC Rating '75' Rental Yield 5.8%









Property Description

ENTRANCE PORCH

Double doors to front elevation, double glazed windows to both side elevation.

ENTRANCE HALL

Door to front elevation, stairs to first floor landing, laminated floor, radiator.

LOUNGE

13' 7" x 12' 3" (4.149m x 3.736m) Double glazed bow window to front elevation, Brick feature fire place, laminated floor, TV point, radiator.

KITCHEN/DINER

11' 2" x 9' 6" (3.411m x 2.899m) Double glazed door and double glazed window to side elevation, comprising a range of wall, base and drawer units with roll top work surface over, incorporating stainless steel sink and drainer with mixer tap, tiled splash back, stainless steel four burner hob with stainless steel extractor canopy over, built-in stainless steel oven, wall mounted gas boiler, laminated floor, radiator.

INNER HALLWAY Laminated floor, door to:-

DOWNSTAIRS CLOAKROOM Comprising low level WC, cloakroom wash hand basin, radiator.

FIRST FLOOR LANDING Doors to:-

BEDROOM ONE 13' 0" x 11' 4" (3.978m x 3.463m) Double glazed window to rear elevation, radiator.

BEDROOM TWO 12' 10" x 7' 10" (3.934m x 2.390m) Double glazed window to front elevation, radiator

BATHROOM (L-SHAPE) 9' 4" x 8' 1" (2.846m x 2.487m) Double gazed window to front elevation, comprising low level WC, pedestal wash hand basin, panelled bath with shower mixer tap and shower screen, part tiled walls, tile effect floor, radiator.

EXTERNALLY Having off road parking for several vehicles, decked patio area leading to garden being laid to lawn.