



Hazelwood Close
Stoke-on-Trent, ST6 2PS

- TWO BEDROOM END TOWN HOUSE
- WITH POTENTIAL TO UPDATE
- NO CHAIN
- FRONT & REAR GARDENS
- HALL, LOUNGE
- KITCHEN/DINING ROOM
- TWO BEDROOMS
- CONVENIENT LOCATION

£95,000





Property Description

INTRO

A two bedroom end town house offered For Sale with no chain, some further potential requiring complete refurbishment, hall, lounge, kitchen/dining room, two bedrooms, bathroom, front & rear garden, driveway. Gas central heating (not tested) The property is located within easy access to all amenities & good road links to the City/A500 Please note the property is Leasehold with a lease for 99 yrs with a balance of only 68 years (approx.). The lease is for a term of 99 years from 1 April 1995 at an initial ground rent of £2,166.320.00 per annum. Purchasers must approach lenders before viewing the property to check they will consider the property for lending given the tenure details and lack of information regarding the solar panels fitted to the rear roof.

DIRECTIONS

Please follow sat Nav for postcode ST6 2PS follow the road to the left and the property can be found on the right hand side as identified by our for Sale sign.



ENTRANCE HALL

Part glazed timber entrance door, radiator, staircase to the first floor.

LOUNGE

14' 6" x 10' 6" (4.42m x 3.2m) Window to the front, radiator, understairs store area and L shaped lounge.

KITCHEN/DINING ROOM

13' 9" x 9' 3" (4.19m x 2.82m) Fitted base and wall units, worksurfaces, single drainer sink unit, ideal gas boiler (not tested). Upvc double glazed window to the rear and timber French doors to rear, radiator, requires a new kitchen.



FIRST FLOOR LANDING

Store cupboard off.

BEDROOM ONE

13' 10" x 11' 2" (4.22m x 3.4m) Window to the front, radiator.

BEDROOM TWO

12' 10" x 7' 6" (3.91m x 2.29m) Window to the rear overlooking Hanley Park, radiator.

BATHROOM

Comprising a fitted bath, low level w.c, wash hand basin, radiator, window to the rear.



EXTERNALLY

FRONT GARDEN

Laid to lawn, a driveway provides parking spaces.

REAR GARDEN

Laid to lawn, a paved patio.

NOTE

Solar panels are fitted to the rear roof we have not been supplied any details regarding these panels.



TENURE

Please note the property is leasehold with a lease for 99 yrs with a balance of 73 yrs (approx.). Purchasers must approach lenders before viewing the property to check they will consider the property for lending given the tenure details and lack of information regarding the solar panels fitted to the rear roof.

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: 87B Potential: 89B

