

**FOR SALE**



**Lower Mayer Street, Hanley, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £82,500**





## Lower Mayer Street, Hanley, Stoke-on-Trent

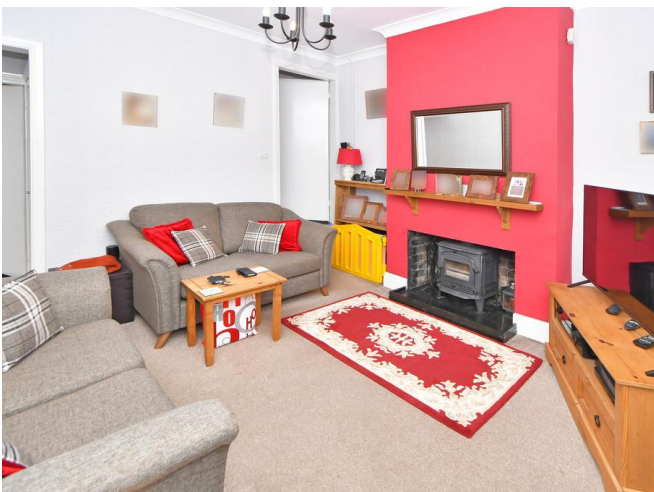
2 Bedrooms, 1 Bathroom

Asking Price Of £82,500

- Mid Terraced House
- Pre Let Investment
- Two Double Bedrooms
- Family Bathroom
- Upvc Double Glazing

Pre Let Investment Opportunity. A spacious two bed terraced house situated in the residential location of Lower Mayor Street Hanley being sold with no upper chain and currently tenanted with a income of £485 pcm offering an ideal opportunity for investors. It is presented to a very good standard throughout, also offering easy access to a number of local amenities, public transport, local schools and good local road links including the A500 and M6. The accommodation comprises one reception room, kitchen/dining room, rear hallway. downstairs bathroom, first floor landing and two bedrooms. Externally to the rear is a paved yard. Early viewing is highly recommended to appreciate the full potential of this property.

DINING ROOM 11' 10" x 11' 5" (3.61m x 3.48m) Upvc frosted glass panelled door to the front elevation, Upvc double glazed window, cornice, wood cupboard housing gas and electric meters, chimney breast, tiled back and hearth, central heating radiator, carpet to floor



LOUNGE 12' 3" x 11' 10" (3.73m x 3.61m) Upvc double glazed window to the rear elevation, under stairs storage, central heating radiator, TV aerial point, chimney breast, coving, carpet to floor

KITCHEN 11' 6" x 6' 5" (3.51m x 1.96m) Upvc double glazed window to the side elevation, range of wall and base units with worktops over, stainless steel one and half bowl sink, built in oven and hob, extractor hood, space for fridge freezer, space and plumbing for washing machine, wood laminate flooring



INNER HALL Upvc double glazed door to the side elevation, built in storage cupboard housing central heating boiler, wood laminate flooring

BEDROOM 12' 3" x 11' 10" (3.73m x 3.61m) Upvc double glazed window to the rear elevation, chimney breast, coving, central heating radiator, built in cupboard with loft access, carpet to floor

BATHROOM 6' 2" x 5' 9" (1.88m x 1.75m) Upvc double glazed frosted window to the side elevation, 3 piece suite in white with shower over with rail, central heating radiator, part tiled walls, vinyl flooring

REAR YARD Paved, enclosed by wall, wood gate for rear access, shed, garden area, plants and shrubs

STAIRS AND LANDING Smoke alarm, carpet to floor

BEDROOM 11' 10" x 11' 5" (3.61m x 3.48m) Upvc double glazed window to the front elevation, chimney breast, coving, central heating radiator, carpet to floor







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Ground Floor**

**First Floor**

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 for 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.