



Furnival Street
Cobridge, ST6 2PD

- BEAUTIFULLY RENOVATED!
- A MID TERRACE PROPERTY
- NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- NEWLY FITTED KITCHEN & BATHROOM
- RE-RENDERED EXTERIOR
- HIGHLY CONVENIENT SPOT FOR AMENITIES

£95,000





Property Description

INTRO

FOR SALE WITH NO CHAIN! - Fully refurbished throughout, with a lovely spec kitchen and bathroom, this property is absolutely ready to move into, an ideal first time buy or investment property! A two bedroom mid terrace property, with two reception rooms, a newly fitted gas central heating combi boiler and UPVC grey windows throughout. Plenty of on-road parking is available, and sitting in a highly convenient location for nearby amenities, with Hanley City Centre being minutes away and road links across the city. Cobridge Park is also just around the corner. Not one to gloss over, get in touch today to get your viewing booked in!

ACCOMMODATION

DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST6 2PD. As you enter Furnival Street, the property can be found on the left hand side as identified by our For Sale sign.



LOUNGE

11' 3" x 11' (3.43m x 3.35m)

Entered through a composite door. Window to the front elevation. Cupboards housing gas and electric meters. Feature black radiator. Laminate flooring.

DINING ROOM

12' 2" x 10' 11" (3.71m x 3.33m)

Window to the rear elevation. Stairs to the first floor. Door to understairs storage cupboard. Radiator. Laminate flooring. Door to:

KITCHEN

12' 11" x 5' 9" (3.94m x 1.75m)

A newly fitted kitchen suite. Window to the side elevation. A range of wall and base units and cupboards, worksurface. Single drainer sink unit. Cupboard housing newly fitted Main Eco compact gas combi boiler, with separate portable heating controls. Electric oven/grill with gas hob over. Space for tall fridge freezer. Tiled floor. Black radiator.



INNER HALL

UPVC side access door. Plumbing and space for washing machine. Tiled floor.

BATHROOM

7' x 5' 8" (2.13m x 1.73m)

Window to the side elevation. The newly fitted suite comprises of: paneled bath with head and handset shower over, low level W.C, wash hand basin. Fully tiled walls, tiled floor. Dome lighting. Feature towel radiator.



FIRST FLOOR

Doors to:

BEDROOM ONE

12' 4" x 10' 10" (3.76m x 3.3m)

Window to the rear elevation. Radiator. Access to the loft. Laminate flooring.



BEDROOM TWO

10' 11" x 11' 3" (3.33m x 3.43m)

Window to the front elevation. Radiator. Laminate flooring.

EXTERNALLY

REAR

Paved and enclosed by a brick wall. Gate access to the rear alley. The rear of the property has recently been re-rendered.



ADDITIONAL NOTES

The property is available with no upward chain. All light fittings, flooring, and newly fitted blinds are included in 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

COUNCIL TAX BAND

EPC RATING (PDF available online) TBC

Current: Potential:



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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