

**FOR SALE**



**Portland Street, Hanley, Stoke-on-Trent**

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

**Asking Price Of £110,000**





HALL Upvc double glazed door to the front elevation, central heating radiator, carpet to floor

- End of Terrace Townhouse
- Two bedrooms
- Breakfast Kitchen
- Conservatory
- Off Road Parking and Garage
- No Onward Chain
- Council Tax Band - A

LOUNGE 12' 3" x 11' 2" (3.73m x 3.4m) Upvc double glazed window to the front elevation, central heating radiator, chimney breast with wood fire surround, log burner, wood laminate flooring

KITCHEN 14' 5" x 10' 4" (4.39m x 3.15m) Upvc double glazed door to the rear elevation, Upvc double glazed windows to the side and rear, range of wall and base units with worktops over, stainless steel 1 and 1/2 bowl sink, built in oven and hob, space for fridge freezer, under stairs storage, quarry tile flooring

CONSERVATORY 10' 5" x 6' 11" (3.18m x 2.11m) Upvc construction, Upvc double glazed frosted glass panelled door, space and plumbing for washing machine, vinyl flooring

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SHOWER ROOM Upvc double glazed window to the rear elevation, 3 piece suite in white including shower cubicle, central heating radiator, vinyl flooring

BEDROOM 10' 7" x 8' 3" (3.23m x 2.51m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor

BEDROOM 12' 6" x 11' 3" (3.81m x 3.43m) Upvc double glazed window to the front elevation, chimney breast, central heating radiator, built in wardrobe/storage, wood flooring





FRONT GARDEN Lawn area x 2, enclosed by wall, metal gate for access

REAR GARDEN Large double workshop, lawn area, enclosed by fencing





**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only

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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.

