

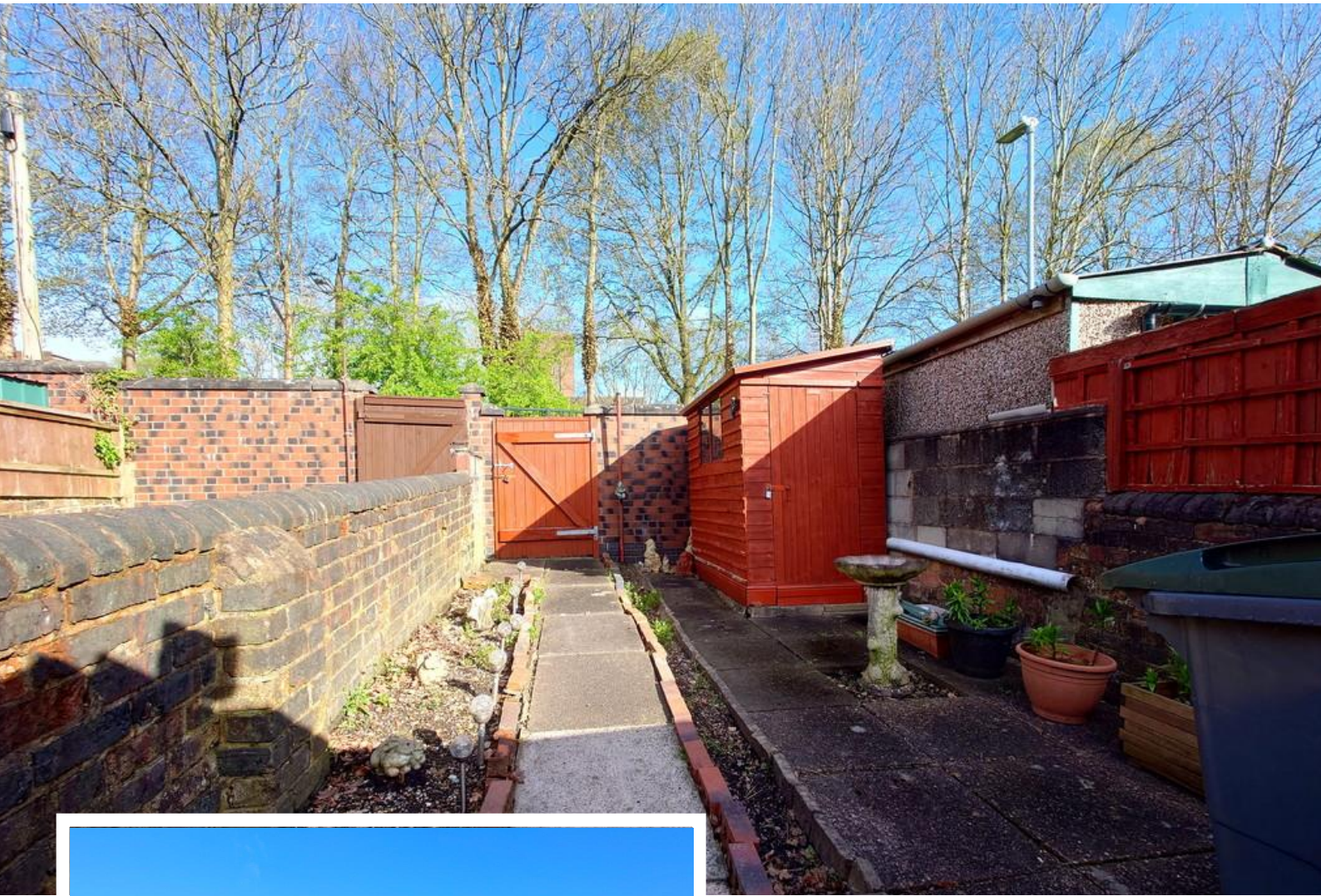


Harley Street
Hanley, ST1 3LA

- A TERRACED HOUSE
- NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN, GROUND FLOOR BATHROOM
- HIGHLY AMENABLE AREA OF HANLEY
- ON THE DOORSTEP TO THE CITY CENTRE
- UPVC D/GLAZING & GAS C/HEATING

£75,000





Property Description

INTRO

A two bedroom terraced property, new to the market and with NO CHAIN! An ideal first time buy or investment purchase, with room to improve and make your own mark! Set in a highly amenable area, on the doorstep to the city centre of Hanley - The property comprises lounge, dining room, kitchen, ground floor bathroom, and the two bedrooms to the first floor. UPVC double glazing and gas central heating from a Vaillant boiler. A well presented rear paved yard. Get in touch, this one won't be available for long!

DIRECTIONS

Please use postcode ST1 3LA for Sat Nav/Google Maps. From the A50 turn into Botteslow Street, right into Derby Street, and left into Harley Street, where the property can be identified by our For Sale sign.





ACCOMMODATION

DINING ROOM

11' 5" x 10' 1" (3.50m x 3.08m)

UPVC front entrance door. Window to the front, radiator. Cupboard housing electrical consumer unit and electric meter. Gas meter. Two wall lights.

LOUNGE

11' 4" x 10' 11" (3.47m x 3.33m)

Window to the rear, radiator. Door to understairs store cupboard.



KITCHEN

14' 4" x 5' 7" (4.37m x 1.71m)

Comprising base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Window to the side. Vaillant Ecotec plus 415 gas condenser boiler.

HALL

UPVC side access door. Door to cupboard housing Immersion cylinder tank.

BATHROOM

7' 9" x 5' 9" (2.38m x 1.77m)

A panelled bath, low level W.C and wash hand basin. Frosted window to the side.



FIRST FLOOR LANDING

BEDROOM ONE

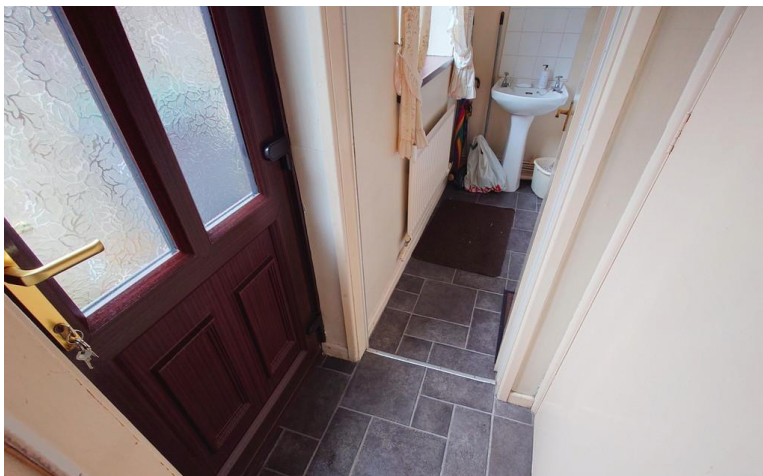
11' 5" x 9' 11" (3.50m x 3.04m)

Window to the front, radiator.

BEDROOM TWO

11' 5" x 11' 5" (3.48m x 3.48m)

Window to the rear, radiator. Door to useful store cupboard. Electric extractor unit. A nice outlook to the rear garden.



EXTERNALLY

REAR GARDEN

A nicely presented paved patio rear garden, with steps up to a further area. Enclosed by wall.

ADDITIONAL NOTES

The property is sold with no upward chain. The Vaillant gas combi is on a condensing system with water tank cylinder. We have certificates regarding this, and cavity wall insulation, and electrical works etc on request.



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

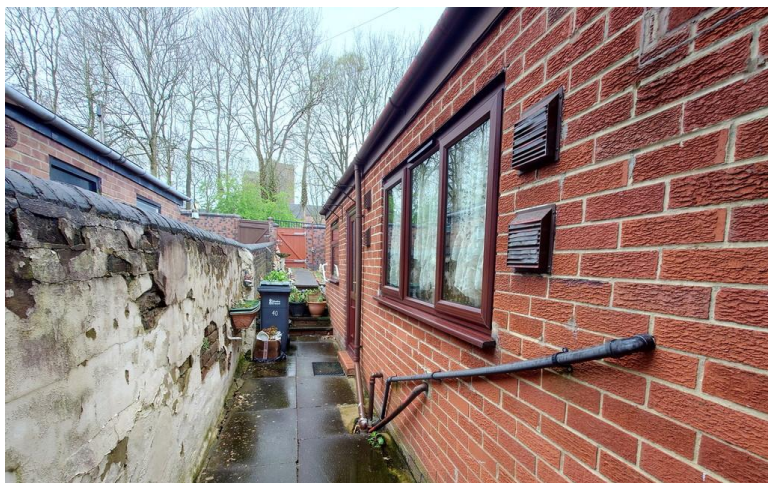
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 57D Potential: 79C





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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 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