



Woolrich Street, Middleport

Stoke-On-Trent, Staffordshire, ST6 3PQ

£425 PCM



****MODERN FIRST FLOOR BATHROOM****A recently refurbished two bedroom terraced house in Middleport. The property, which boasts excellent commuting links, briefly comprises; Entrance Hallway, Lounge, Dining Room, Fitted Kitchen, Landing, Two Double Bedrooms and a First Floor Family Bathroom. Generously sized rear yard.

Front



Lounge

13'5 x 11'7 (4.09m x 3.53m)



Radiator and double glazed window to rear.

Fitted Kitchen

7' x 14' (2.13m x 4.27m)



Range of wall and base units with preparation work surfaces over incorporating sink/drain. Space for cooker, plumbing for an automatic washing machine and space for a fridge/freezer. Wall mounted boiler, radiator and double glazed window to side.

Landing

Hallway

3'2 x 13'6 (0.97m x 4.11m)

Radiator and door to front.

Dining Room

9'8 x 11'2 (2.95m x 3.40m)



Radiator and double glazed window to front.

Master Bedroom

13'6 x 11'2 (4.11m x 3.40m)



Radiator, storage cupboard and double glazed window to front.

Bedroom Two

10'3 x 11'8 (3.12m x 3.56m)



Radiator and double glazed window to rear.

Family Bathroom

7' x 14' (2.13m x 4.27m)



White three piece suite comprising; W.C, wash hand basin and panelled bath. Storage cupboard, radiator and double glazed window to rear.

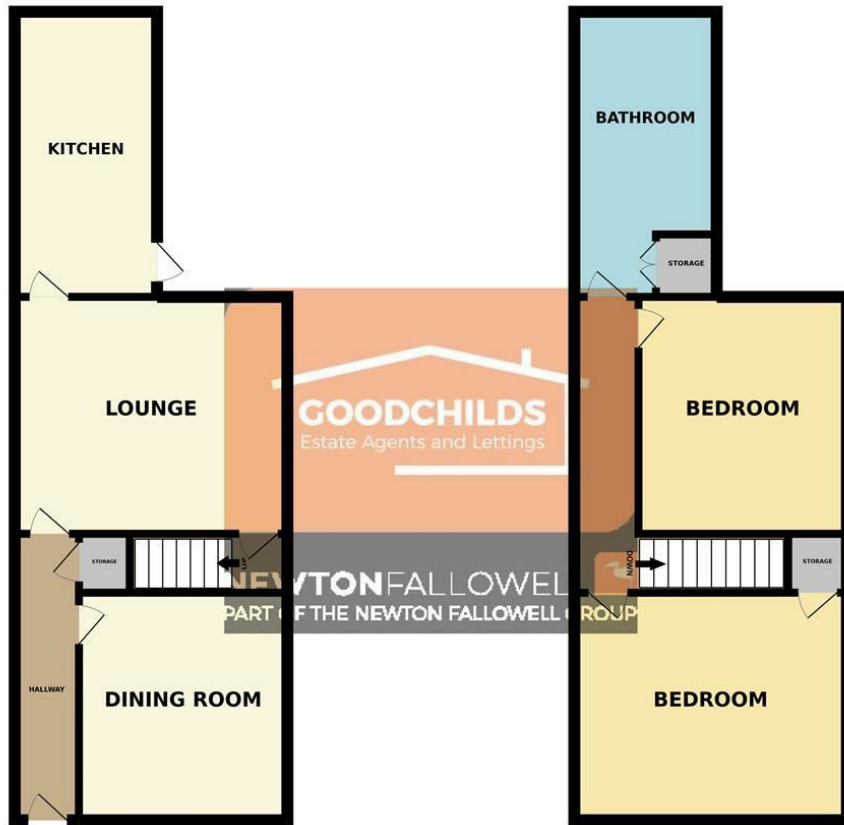
Rear



Good size rear yard with rear access.

GROUND FLOOR

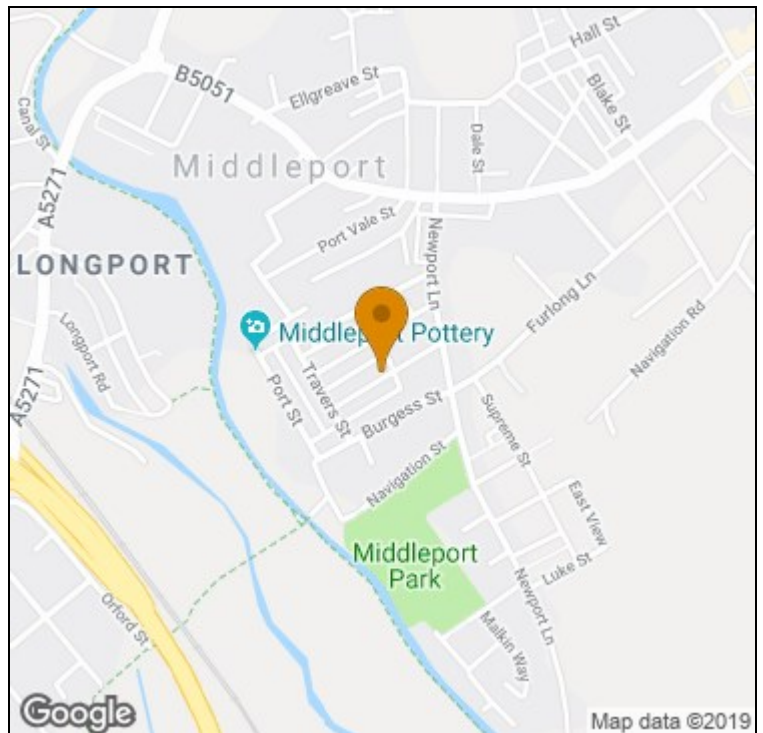
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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