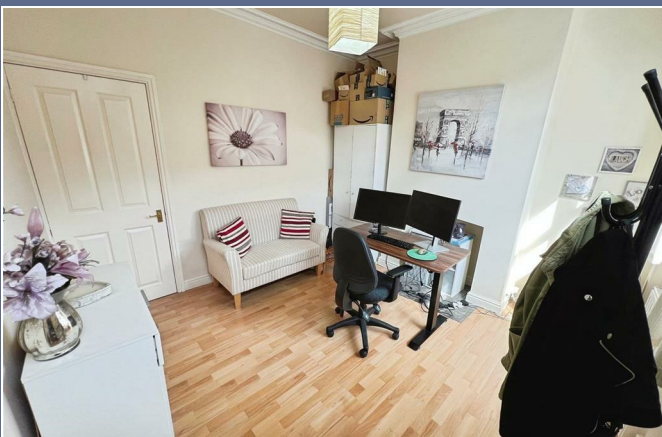




Clare Street  
Basford



Offers Over £110,000



56 Merrial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734





# 13 Clare Street Basford ST4 6EE

Located in the sought-after residential area of Basford, Stoke-On-Trent, this charming two-bedroom mid terraced house offers a blend of comfort and convenience. Perfectly suited for first-time buyers or investors, this well-maintained property is ideally located close to the Royal Stoke University Hospital, making it an attractive option for those seeking proximity to essential amenities.

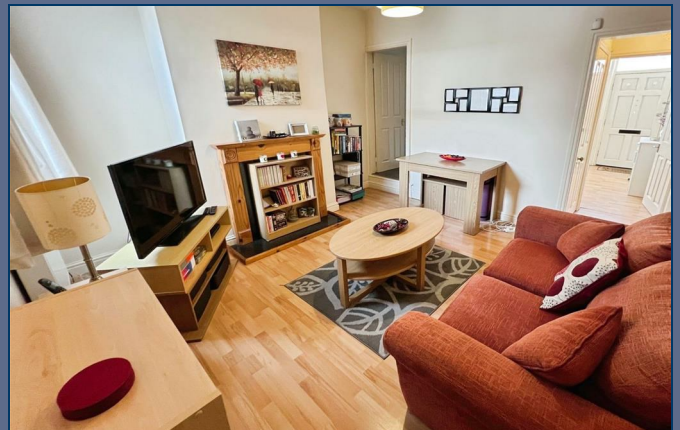
Upon entering, you are greeted by two inviting reception rooms. The fitted kitchen is functional and well-equipped, leading to a ground floor bathroom featuring a three-piece suite. Ascending to the first floor, you will find two generously sized double bedrooms. The property also benefits from gas central heating and UPVC double glazing.

Outside, the rear yard includes a brick-built outdoor storage area, providing additional space for your belongings.

This property presents a fantastic investment opportunity. Viewing is strongly advised to fully appreciate the potential this property has to offer.

Call Stephenson Browne to arrange a viewing.

Council Borough: Stoke On Trent  
Council Tax Band A  
Tenure Freehold



## Offers Over £110,000



## Ground Floor

Dining Room 11'2" x 10'9" (3.420 x 3.298)

Lounge 11'11" x 11'3" (3.649 x 3.432)

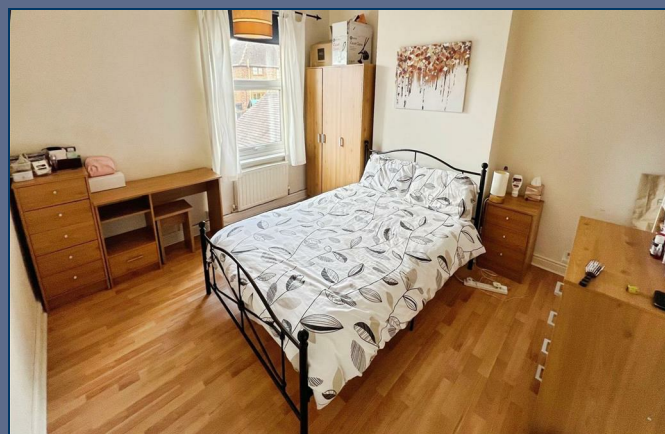
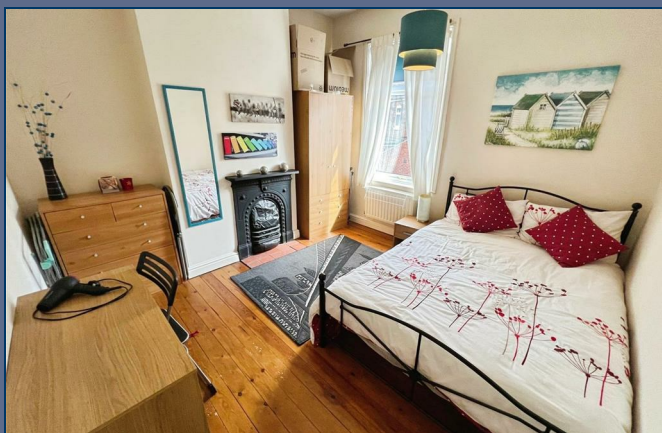
Kitchen 12'9" x 6'4" (3.909 x 1.950 )

Bathroom 8'2" x 5'10" (2.493 x 1.801 )

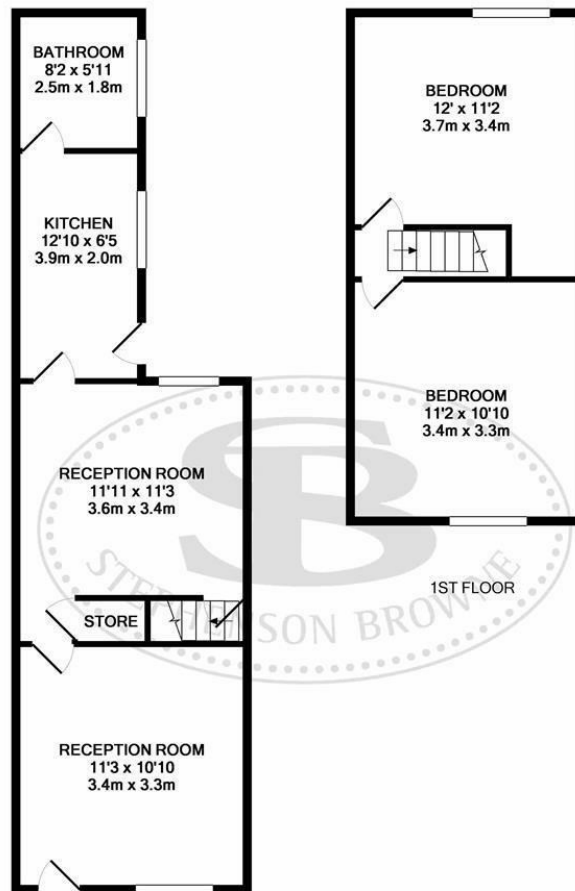
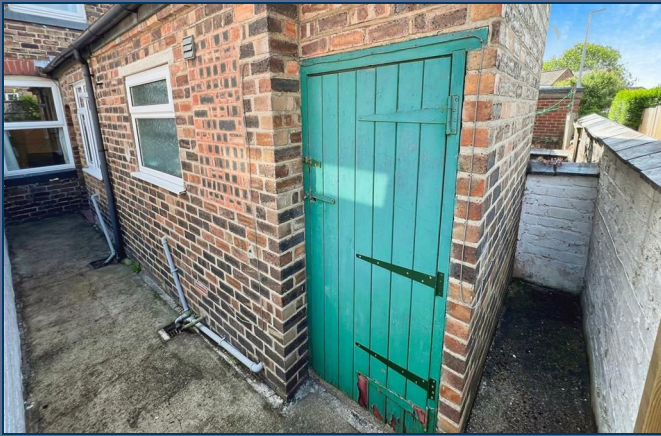
## First Floor

Bedroom One 11'1" x 11'11" (3.401 x 3.651 )

Bedroom Two 11'2" x 10'10" (3.420 x 3.316 )







GROUND FLOOR

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. 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.  
Made with Metropix ©2017

# Stephenson Browne Estate Agents

Newcastle  
56 Merrial Street, Newcastle under Lyme  
Staffordshire, ST5 2AJ  
Tel: 01782 625734

Sandbach  
38 High Street, Sandbach  
Cheshire, CW11 1AN  
Tel: 01270 763200

Alsager  
13 Crewe Road, Alsager  
Stoke on Trent, ST7 2EW  
Tel: 01270 883130

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors.