



45 Brierley Street

Smallthorne, Stoke-On-Trent, ST6 1LB

As the saying goes, if you wish for something hard enough you might just get it! First Time Buyers, downsizers and investors alike I'm looking in your direction! I have a traditional mid terraced property ready for you, chain free and waiting on a new owner! The accommodation on offer comprises a large lounge, fitted kitchen, ground floor bathroom and three bedrooms. Externally the property has a fully enclosed paved rear garden.. Located in the popular area of Smallthorne, close to local amenities, schooling and commuter links to the main town centre. I've granted your wish now come see for yourself. Call today to book a viewing.

£88,000

45 Brierley Street

Smallthorne, Stoke-On-Trent, ST6 1LB



- SPACIOUS MID TERRACED
- GROUND FLOOR BATHROOM
- POPULAR LOCATION
- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- NO UPWARD CHAIN
- FITTED KITCHEN
- PAVED REAR GARDEN

GROUND FLOOR

Lounge

13'7" x 11'11" (4.15 x 3.65)

The property is accessed by a double glazed entrance door from the front aspect, coupled with a double glazed window. Television point and radiator.

Kitchen

11'11" x 10'8" (3.64 x 3.26)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space for freestanding gas cooker, fridge/freezer and plumbing for washing machine. Radiator. Stairs leading to the first floor.

Rear Hall

5'11" x 3'5" (1.82 x 1.06)

A double glazed access door leads out to the side aspect. Tiled flooring and radiator.

Bathroom

5'11" x 5'8" (1.81 x 1.73)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand basin. Tiled flooring.

FIRST FLOOR

First Floor Landing

Loft access hatch and ceiling spotlights.

Bedroom One

12'0" x 10'6" (3.66 x 3.22)

A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

Bedroom Two

10'9" x 9'0" (3.30 x 2.75)

A double glazed window overlooks the rear aspect. Built in storage cupboard and radiator.

Bedroom Three

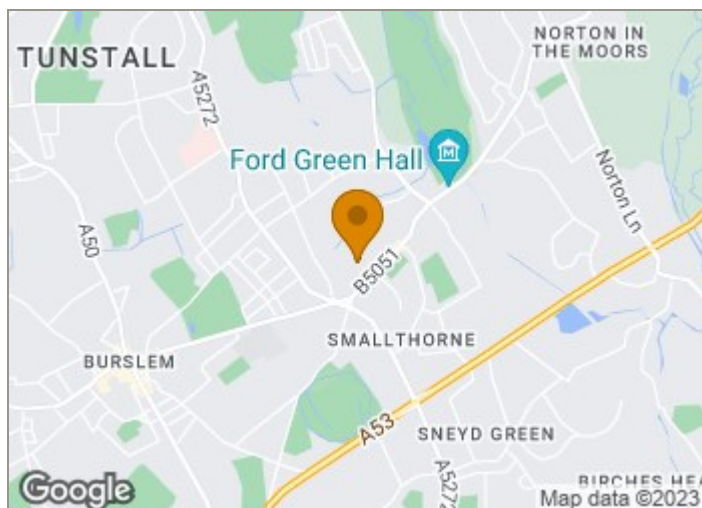
9'11" x 6'3" (3.03 x 1.91)

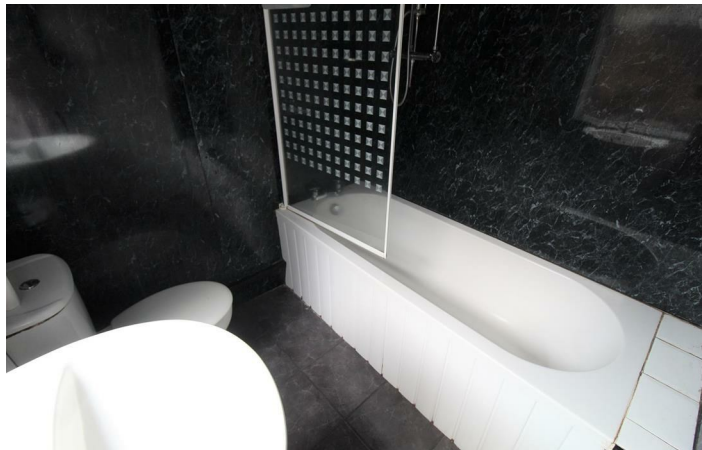
A double glazed window overlooks the side aspect. Wall mounted central heating boiler. Radiator.

EXTERIOR

To the front the property is access via steps leading to the entrance door.

To the rear the garden is fully enclosed and laid with paving and rear access gate.





Floor Plan



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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