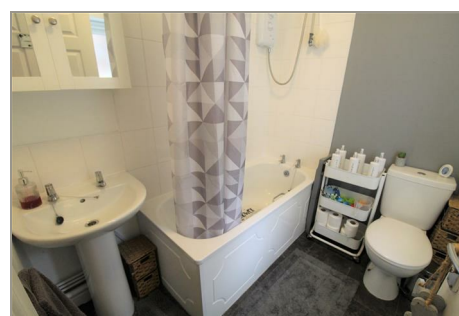




5 Rutland Street

Hanley, Stoke-On-Trent, ST1 5JG

Are you stuck in a RUT with your house search? Need a helping hand? Want to get on the property ladder? Looking to extend your property portfolio? If the answer is yes to any of the above, let me point you in the right direction. RUTland Street is where you want to be heading. An immaculate mid terraced property has come to market, located in close proximity to Hanley town centre and lovingly maintained throughout by its current owners, its surely one to get you out of your house hunting RUT! The accommodation comprises a lounge, modern fitted kitchen/diner, utility area, bathroom, two double bedrooms and converted attic space. Externally the property benefits from an enclosed gravelled garden with access leading out to a gated and secured rear alleyway. So take my help, come and see for yourself and call and book a viewing today.

£84,950

5 Rutland Street

Hanley, Stoke-On-Trent, ST1 5JG



- IMMACULATE MID TERRACED
- UTILITY AREA
- FULLY CONVERTED ATTIC ROOM
- EARLY VIEWING A MUST
- LOUNGE
- DOWNSTAIRS BATHROOM
- GRAVELLED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO MAIN TOWN CENTRE

GROUND FLOOR

Lounge

13'6" x 11'3" (4.12 x 3.45)

The property has a composite access door coupled with a double glazed window to the front aspect. Television point. Stairs leading to the first floor. Radiator.

Kitchen/Diner

11'3" x 10'11" (3.44 x 3.35)

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. Freestanding electric cooker and space for fridge/freezer and tumble dryer. Radiator. Space for table and chairs.

Utility Area

5'11" x 3'1" (1.82 x 0.94)

A double glazed access door leads out to the rear. Space and plumbing for washing machine and work surface areas. Wall mounted central heating boiler.

Bathroom

6'7" x 5'8" (2.02 x 1.74)

A double glazed window overlooks the side aspect. Fitted with suite comprising bath with

shower over, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

Bedroom One

11'3" x 10'0" (3.44 x 3.07)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'11" x 11'3" (3.35 x 3.44)

A double glazed window overlooks the rear aspect. Radiator. Staircase access to attic room.

Attic Room

10'0" x 9'5" (3.07 x 2.88)

A velux style window overlooks the rear aspect. Ceiling spotlights. Eaves storage.

EXTERIOR

To the rear there is a fully enclosed gravelled garden with access gate.

Council Tax Band

Council tax band- A

Purchaser should seek confirmation prior to completion

Agents Notes

Please note this property cannot be purchased as a buy to let investment or rented out as there is a current restriction attached to the property.



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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