



76 Coseley Street

Smallthorne, Stoke-On-Trent, ST6 1LR

I like to move it, move it, I like to move it, move it, I like to move it, move it, ya like to move it!! You will be singing this merry tune as you move your things into this beautiful semi-detached property on Coseley Street. A fantastic home, comprising lounge, modern kitchen/diner, two bedrooms, dressing room and bathroom. Externally the property benefits from off road parking and a large rear garden with garage. Located in the popular area of Smallthorne, close to local amenities and excellent commuter links. So there you have it, I will give you keys and you can carry on singing away, I like to move it, move it!!! Call to book a viewing today.

Offers in excess of £120,000

76 Coseley Street

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- BEAUTIFUL SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- LANDSCAPED GARDEN AND GARAGE
- GOOD SIZED LOUNGE
- CONTEMPORARY BATHROOM SUITE
- PERFECT FIRST TIME BUYER HOME
- MODERN FITTED KITCHEN/DINER
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION!!

GROUND FLOOR

Entrance Hall

6'7" x 3'7" (2.02 x 1.11)

A UPVC door to the front aspect and a double glazed window to the side aspect. Radiator. Laminate flooring and stairs leading to the first floor.

Lounge

14'7" x 11'1" (4.46 x 3.40)

A double glazed window to the front aspect. Electric fireplace. Television and telephone point. Radiator.

Kitchen/Diner

17'11" x 10'1" (5.47 x 3.08)

A double glazed window overlooks the side and rear aspect and a UPVC door to the side aspect. Fitted with a range of wall and base storage units with

inset Asterite sink unit and side drainer with a mixer tap. Coordinating work surface areas with partly tiled walls. Space for fridge/freezer, washing machine, tumble dryer and oven with a fixed cooker hood above. Tiled flooring. Television point. Vertical radiator and radiator. Door to under stairs storage.

FIRST FLOOR

First Floor Landing

7'0" x 6'0" (2.14 x 1.84)

A double glazed window to the side aspect. Stairs from ground floor. Loft access. Door to storage cupboard housing combi boiler.

Bedroom One

14'9" x 10'0" (4.50 x 3.07)

Two double glazed

window overlooks the front aspect. Radiator. Television point. Door leading to dressing room.

Dressing Room

8'3" x 2'9" (2.53 x 0.86)

Radiator.

Bedroom Two

11'6" x 11'4" (3.52 x 3.47)

A double glazed window overlooks the rear aspect. Radiator. Television point. Door leading to storage cupboard.

Bathroom

7'9" x 5'8" (2.37 x 1.73)

A double glazed window to the side aspect and a double glazed window to the rear aspect. Fitted with a suite comprising p-shaped bath with waterfall shower above, wash hand basin and

low level W.C. Fully tiled walls. Vertical towel radiator. Extractor Fan.

Exterior

To the front of the property there is a block paved driveway. The rear has a lawned and decking area. Gate for access to rear.

Garage

15'7" x 8'4" (4.77 x 2.55)

Up and over door. Single glazed window to the rear aspect. Power and lighting.

Council Tax Band

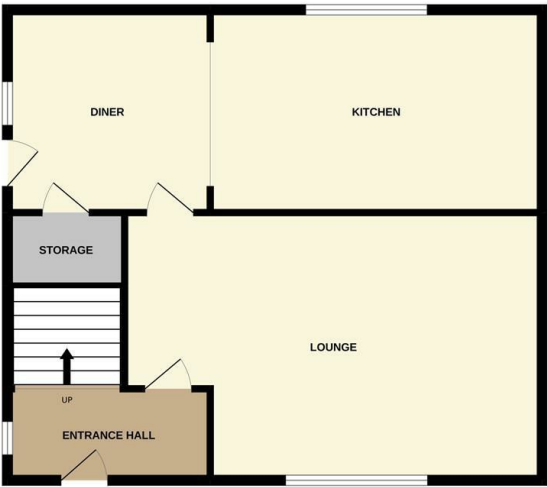
Council Tax Band A.

Purchaser should seek confirmation prior to completion.

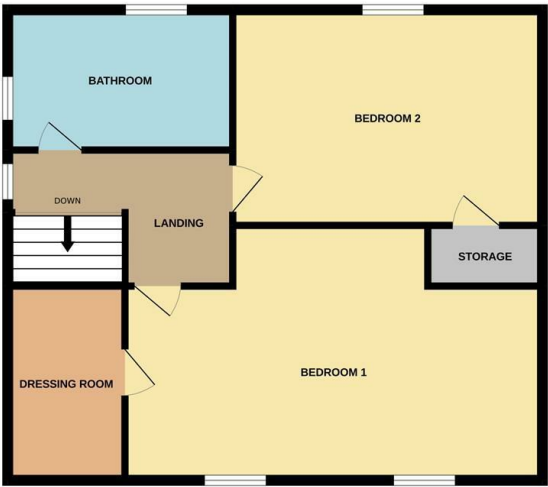


Floor Plan

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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