



11 Humbert Road

Etruria, Stoke-On-Trent, ST1 5GA

When opportunity knocks on your door, always be willingly to take a chance, because you never know how perfect something can turn out to be! And this semi detached property on Humbert Road is the perfect example. This spacious semi is superbly located in Etruria in close proximity to local amenities and excellent commuter links to the A500. The accommodation comprises lounge, kitchen/diner, cloakroom, two double bedrooms and bathroom. Externally the property benefits from off road parking and a lawned rear garden. The perfect purchase if you are looking to climb onto the property ladder or investor looking to extend their property portfolio. So when opportunity knocks, make sure you answer! Call today to book a viewing.

Asking price £120,000

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- SPACIOUS SEMI DETACHED
- CLOAKROOM
- POPULAR LOCATION
- LOUNGE
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- KITCHEN/DINING AREA
- BATHROOM
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor.

Cloakroom

5'0" x 2'9" (1.54 x 0.86)

A double glazed window overlooks the front aspect. Low level W.C and wash hand basin. Radiator.

Lounge

14'10" x 9'7" (4.54 x 2.94)

A double glazed window overlooks the front aspect. Radiator.

Kitchen/Diner

13'1" x 9'4" (3.99 x 2.85)

A double glazed window overlooks the rear aspect coupled with an access door. Fitted kitchen with wall and base storage units and inset stainless steel sink unit. Integrated oven and hob. Space for fridge/freezer and plumbing for washing machine. Radiator. Under stairs storage cupboard.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

13'2" x 9'3" (4.02 x 2.82)

A double glazed window

overlooks the rear aspect. Radiator.

Bedroom Two

13'2" x 8'3" (4.02 x 2.52)

Two double glazed windows overlook the front aspect. Radiator.

Bathroom

6'3" x 5'11" (1.93 x 1.81)

Fitted with a bath. low level W.C and wash hand basin. Radiator.

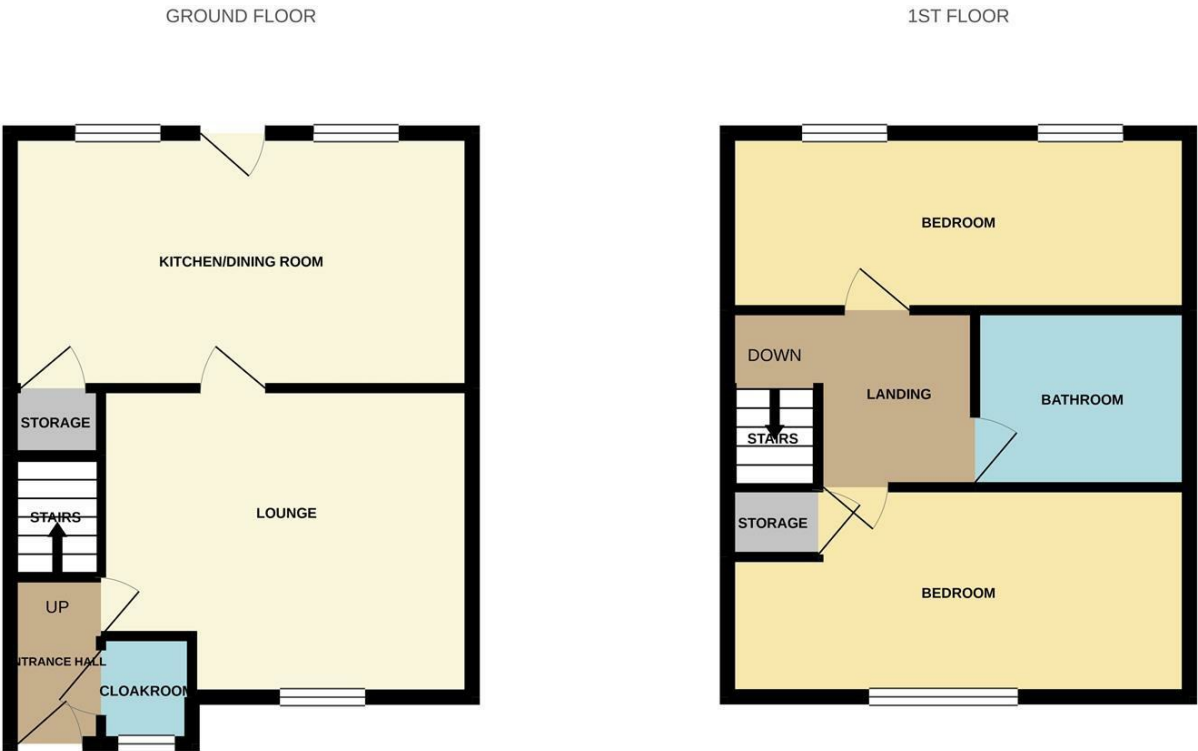
EXTERIOR

To the side of the property there is a tarmacadam driveway. To the rear the garden is laid to lawn with mature trees.





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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