



25 Livingstone Street

Smallthorne, Stoke-On-Trent, ST6 1LQ

Its time to LIVE the good life over on LIVINGstone Street! As we have a beautifully refurbished end terraced property ready and waiting for a new owner. All shiny and new this spacious terraced property is sold with no upward chain and the accommodation on offer comprises, a lounge, dining room, modern fitted kitchen, two double bedrooms both with en-suite bathrooms. Externally the property benefits from a fully enclosed rear courtyard. Located in the popular area of Smallthorne close to local amenities, schooling and field walkways. This property may well appeal to first time buyers, investors for a rental opportunity or an HMO option. Life is what you make it so start LIVING over on LIVINGstone Street! Call today to book a viewing.

Offers in excess of £95,000

25 Livingstone Street

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- BEAUTIFUL END TERRACED
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- COURTYARD REAR GARDEN
- CLOSE TO SCHOOLING AND AMENITIES
- FULLY REFURBISHED THROUGHOUT
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- LOUNGE & DINING ROOM
- TWO EN-SUITE BATHROOMS
- POTENTIAL HMO INVESTMENT OR BUY TO LET

GROUND FLOOR

Dining Room

11'1" x 9'11" (3.39 x 3.04)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front aspect. Radiator.

Lounge

13'9" x 11'1" (4.20 x 3.38)

A double glazed window overlooks the rear aspect. Fireplace housing gas fire. Television point and radiator. Stairs lead to the first floor.

Kitchen

8'4" x 4'11" (2.56 x 1.51)

A double glazed window overlooks the side aspect coupled with a double glazed access door to the side. 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. Integrated appliances include electric oven and gas hob with cooker hood above, fridge and plumbing for a washing machine. Vertical height radiator.

FIRST FLOOR

First Floor Landing

Bedroom One

11'1" x 11'0" (3.38 x 3.37)

A double glazed window overlooks the rear aspect. Storage cupboard housing central heating boiler. Radiator.

En-Suite Bedroom One

8'5" x 4'11" (2.59 x 1.51)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and vanity hand wash basin. Partly tiled walls and radiator.

Bedroom Two

11'2" x 10'2" (3.42 x 3.10)

A double glazed window overlooks the front aspect. Radiator.

En-Suite Bedroom Two

5'8" x 5'4" (1.74 x 1.64)

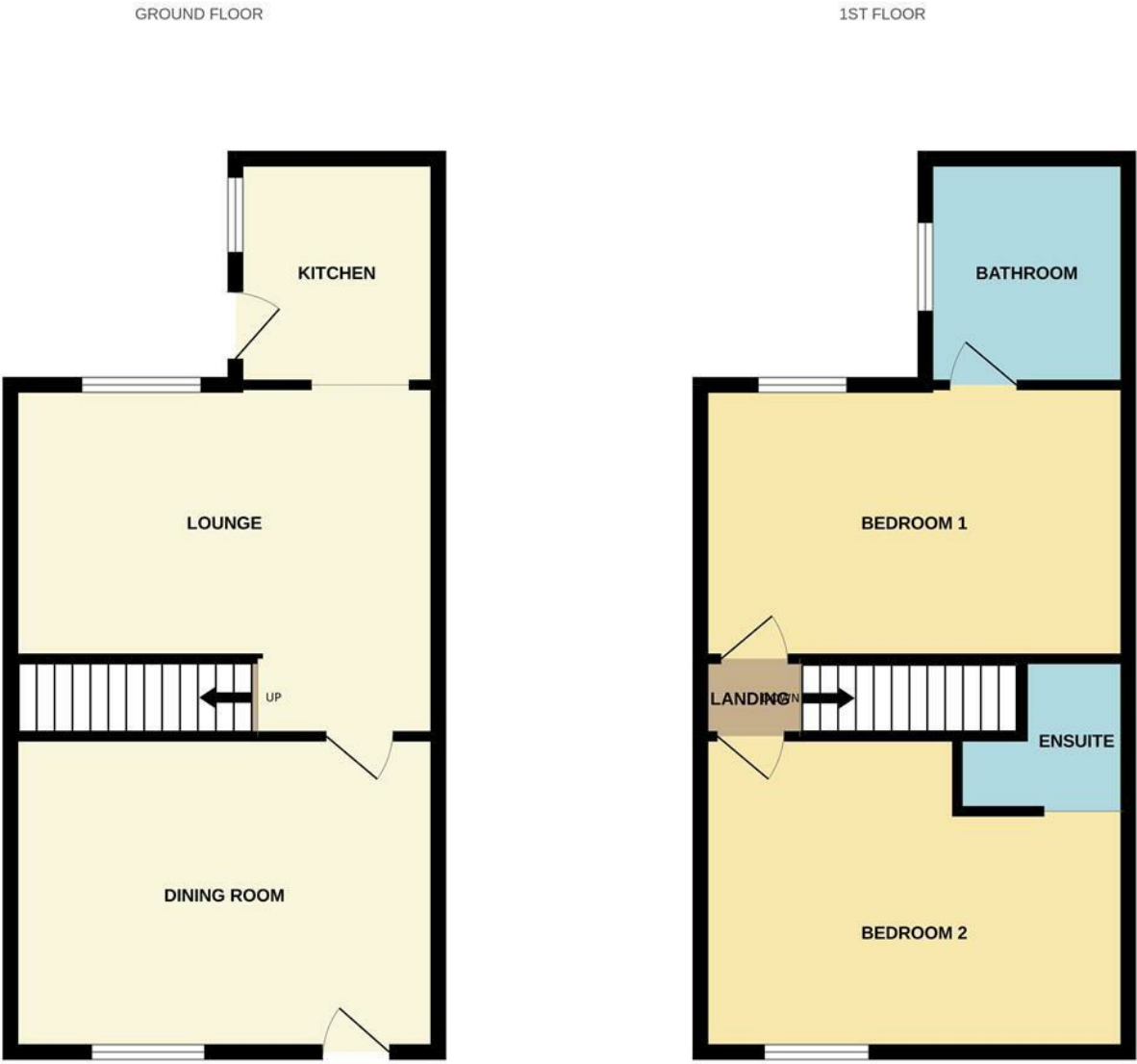
Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Extractor and ceiling spotlights. Loft access hatch.

EXTERIOR

Paved rear courtyard, garden shed 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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