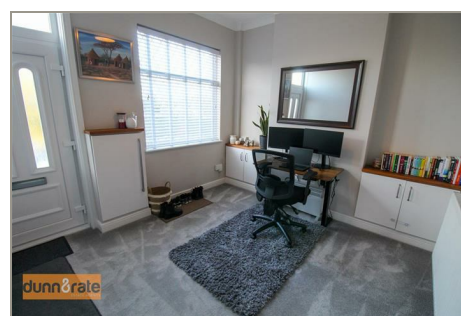
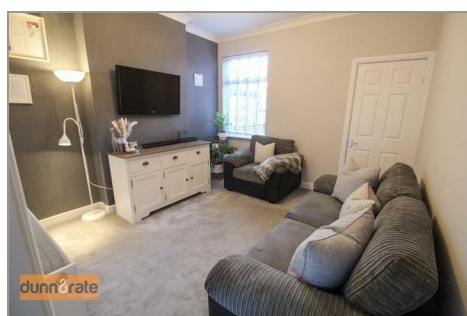




## 20 Coseley Street

Smallthorne, Stoke-On-Trent, ST6 1JX

Don't let the cold months dampen your property search, as its time to get all COSY at COSEley Street. This ideal first time buyer or investor purchase is immaculately presented throughout and is located in the popular area of Smallthorne. The accommodation on offer comprises two large reception rooms, modern fitted kitchen, ground floor bathroom and two double bedrooms to the first floor. Externally the property benefits from a fully enclosed paved rear courtyard. Located in the popular area of Smallthorne close to local amenities, schooling and open field walkways. Don't let the frost get you its time to get all nice and COSY in your new home! Call today to arrange a viewing.

**£110,000**

# 20 Coseley Street

Smallthorne, Stoke-On-Trent, ST6 1JX



- IMMACULATELY PRESENTED MID TERRACED PROPERTY
- CONTEMPORARY BATHROOM TO THE GROUND FLOOR
- POPULAR LOCATION CLOSE TO LOCAL AMENITIES
- TWO LARGE RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- EARLY VIEWING A MUST
- MODERN FITTED KITCHEN
- REAR COURTYARD
- EXCELLENT FIRST TIME BUYER OR INVESTOR PURCHASE

## GROUND FLOOR

### Dining Room

11'1" x 10'2" (3.40 x 3.12)

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

### Lounge

14'7" x 11'1" (4.45 x 3.40)

A double glazed window overlooks the rear aspect. Under stairs storage cupboard. Television point and radiator. Stairs lead to the first floor.

### Kitchen

11'10" x 6'4" (3.61 x 1.94)

A double glazed window overlooks the side aspect. Fitted

with a range of wall and base storage units with inset stainless steel sink unit with mixer tap and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric cooker with gas hob and cooker hood above. Space and plumbing for fridge/freezer and washing machine. Wall mounted central heating boiler. Ladder style towel radiator, tiled flooring and ceiling spotlights.

### Rear Hall

6'6" x 2'7" (2.00 x 0.80)

A double glazed access door leads out to the rear. Fitted base unit with work surface area. Tiled flooring.

## FIRST FLOOR

### Bedroom One

11'6" x 11'2" (3.52 x 3.41)

A double glazed window overlooks the rear aspect. Fitted wardrobes with sliding mirrored doors housing loft access hatch. Television point and radiator.

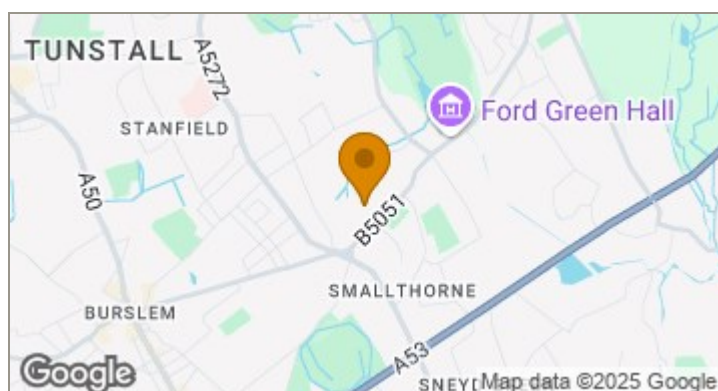
### Bedroom Two

11'2" x 10'2" (3.42 x 3.12)

A double glazed window overlooks the front aspect. Radiator.

## EXTERIOR

To the rear there is an enclosed paved courtyard with 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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