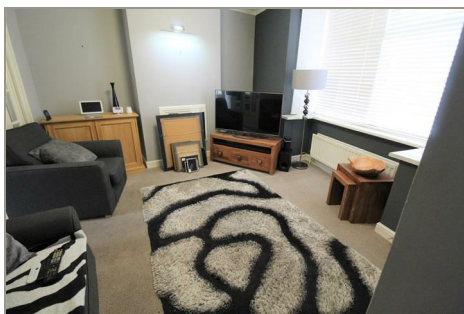




St.Ives Mynors Street

Hanley, Stoke-On-Trent, ST1 2DJ

As I was going to ST. IVES I met a man with seven wives, each wife had seven sacks, each sack had seven cats..... lets forget all the rhymes and riddles and make this plain and simple. I have the perfect end terraced property for you in a great location. I offer you ST.IVES a spacious terraced property in Hanley, move in ready and sold with no upward chain, the accommodation on offer comprises a lounge, kitchen/diner, sun room, cloakroom, two double bedrooms, dressing room and bathroom. Externally the property benefits from a fully enclosed rear garden and a garage. Located in the town centre of Hanley close to local amenities, schooling and commuter links. Don't miss out on your own little slice of ST. IVES and call today to book a viewing.

£95,000

St.Ives Mynors Street

Hanley, Stoke-On-Trent, ST1 2DJ



- SPACIOUS END TERRACED
- SUN ROOM
- DRESSING ROOM
- NO UPWARD CHAIN
- LOUNGE
- CLOAKROOM
- BATHROOM
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- REAR GARDEN & GARAGE

GROUND FLOOR

Entrance Hall

5'8" x 5'0" (1.75 x 1.54)

A UPVC door to the front aspect. Radiator and stairs to the first floor.

Cloakroom

5'11" x 2'11" (1.82 x 0.89)

A low level W.C. Plumbing for a washing machine.

Lounge

14'9" x 12'10" (4.52 x 3.92)

A double glazed window to the front aspect. Electric fireplace and radiator.

Television point.

Kitchen/ Diner

16'4" x 11'6" (4.99 x 3.52)

A double glazed window to the rear aspect and double glazed patio doors to the rear. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include an electric oven and gas hob with cooker hood above. Space for a

fridge/freezer. Radiator and door to under stair storage cupboard.

Sun Room

10'11" x 5'11" (3.33 x 1.81)

Double glazed window to the side aspect. Double glazed sliding doors to the rear aspect. Radiator.

FIRST FLOOR

Landing

7'4" x 6'2" (2.25 x 1.90)

Stairs from the ground floor. Loft hatch access, houses combi boiler.

Bedroom One

13'9" x 12'6" (4.21 x 3.83)

A double glazed window to the front aspect. Fitted wardrobes and radiator.

Dressing Room

7'2" x 5'9" (2.20 x 1.76)

A double glazed window to the front aspect. Radiator.

Bedroom Two

10'11" x 8'8" (3.33 x 2.65)

A double glazed window to the rear aspect. Fitted wardrobes and radiator.

Bathroom

7'5" x 5'9" (2.28 x 1.76)

A double glazed window to the rear aspect. Fitted with a suite comprising free standing bath with waterfall shower above, wash hand basin and mixer tap, low level W.C. Radiator.

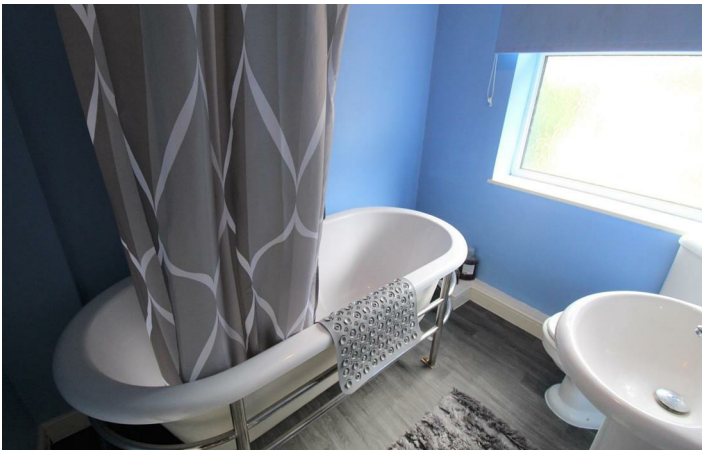
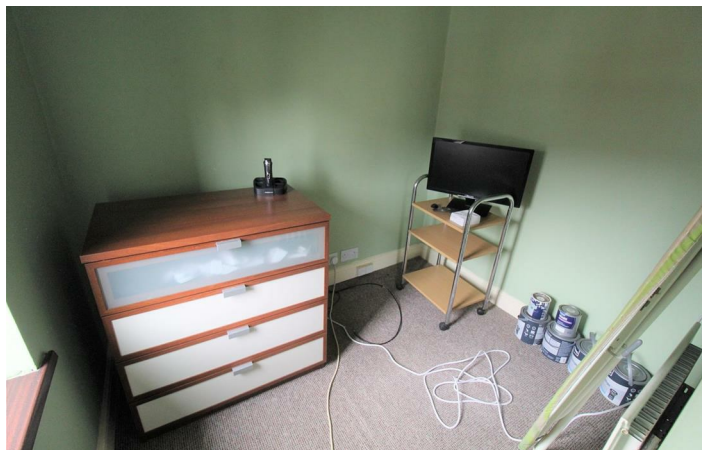
EXTERIOR

The front of the property is accessed via a courtyard and steps leading up to the main entrance door. The rear is enclosed with a tiered paved garden and a detached garage.

Council Tax Band

Council Tax Band- A.





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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