



32 Robert Heath Street

Smallthorne, Stoke-On-Trent, ST6 1LH

As the saying goes, if you wish for something hard enough you might just get it! First Time Buyers, downsizers and investors alike I'm looking in your direction! I have a traditional mid terraced property ready for you, chain free and waiting on a new owner! The accommodation on offer comprises a lounge, kitchen, downstairs bathroom and two bedrooms to the first floor. Externally the property has a rear courtyard and a separate garage. Located in the popular area of Smallthorne, close to local amenities, schooling and commuter links to the main town centre. I've granted your wish now come see for yourself.

£90,000

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- WELL PRESENTED TERRACED PROPERTY
- GROUND FLOOR BATHROOM
- GARAGE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN
- ENCLOSED REAR COURTYARD
- CENTRAL LOCATION CLOSE TO SCHOOLING AND AMENITIES

GROUND FLOOR

Dining Room

11'11" x 11'10" (3.64 x 3.63)

A UPVC window and door to the front aspect. Fireplace and radiator.

Lounge

11'10" x 11'1" (3.63 x 3.40)

A UPVC window to the rear aspect. Gas fireplace and radiator. Door to under stair storage cupboard.

Kitchen

13'9" x 6'0" (4.21 x 1.83)

A UPVC window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer, coordinating work surface areas and partly tiled walls. Space for a gas cooker and space for fridge/freezer. Wall mounted boiler and radiator.

Bathroom

6'7" x 5'11" (2.03 x 1.81)

A UPVC window to the side aspect. Fitted with a suite comprising bath and shower above, wash hand basin and low level W.C. Fully tiled walls and radiator. Partially tiled flooring.

FIRST FLOOR

Landing

Stairs from the ground floor.

Bedroom One

12'0" x 11'4" (3.67 x 3.46)

A UPVC window to the rear aspect. Radiator and door to storage cupboard housing tank. Loft Hatch access.

Bedroom Two

12'0" x 10'3" (3.68 x 3.13)

A UPVC window to the front aspect. Radiator.

EXTERIOR

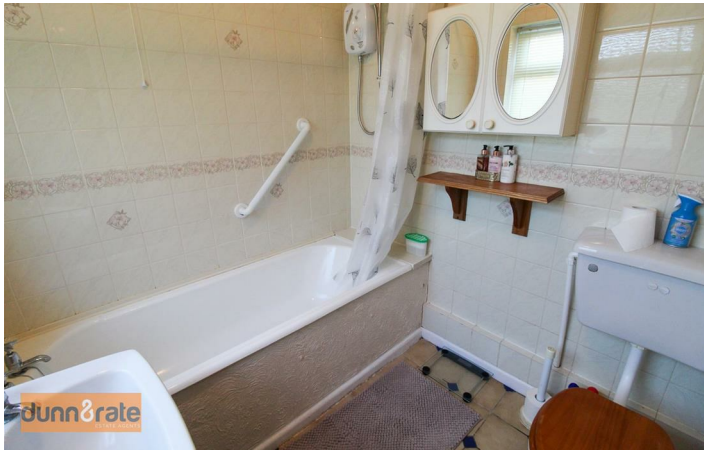
To the rear of the property there is a paved garden with shed and outbuilding. Gate for rear access.

Garage

15'11" x 7'11" (4.87 x 2.42)

Up and over door to the front aspect.

The garage is situated down the road from the property, there is a ground rent due to the council annually at £70.00



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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