



31 Francis Street

Pittshill, Stoke-On-Trent, ST6 6LP

Everyone is always looking to make a quick buck or a get rich quick scheme! Well I can't guarantee to make you rich overnight, but I do have the perfect property looking for a little TLC that with a little time and attention might make you some pennies. This traditional terraced is spacious offering two reception rooms, kitchen, two double bedrooms and a first floor bathroom. Externally there is an enclosed rear courtyard with coal shed and W.C. The perfect investor property or first time buyer looking to get onto the property ladder, this property on Francis Street is definitely worth a look especially as its sold with no upward chain! Call us to book a viewing and see for yourself.

Guide price £54,950

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- HUGE POTENTIAL TERRACED PROPERTY
- FIRST FLOOR BATHROOM
- FULLY ENCLOSED REAR COURTYARD
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- TWO LARGE BEDROOMS
- INVESTMENT OPPORTUNITY

FIRST FLOOR

Entrance Hall

10'11" x 3'6" (3.33 x 1.09)

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

Lounge

10'10" x 9'8" (3.32 x 2.97)

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

Dining Room

11'10" x 10'3" (3.61 x 3.14)

A double glazed wooden window to the rear aspect. Gas fireplace and radiator. Television point and door leading to under stair storage cupboard.

Kitchen

7'10" x 7'0" (2.40 x 2.15)

A wooden door leading to side aspect and double glazed wooden window to the side

aspect. Fitted with a range of wall and base storage units and inset stainless steel sink unit and side drainer. Integrated gas oven and gas hob with cooker hood above. Space and plumbing for a washing machine. Work surfaces and partly tiled walls.

FIRST FLOOR

Landing

12'0" x 5'8" (3.67 x 1.74)

Stairs leading from ground floor and a double glazed wooden window to the rear aspect. Loft access.

Bedroom One

12'0" x 10'9" (3.66 x 3.30)

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

Bedroom Two

10'1" x 8'3" (3.09 x 2.53)

A double glazed wooden window

to the front aspect. Fitted wardrobes and television point. Radiator.

Bathroom

10'11" x 6'5" (3.33 x 1.98)

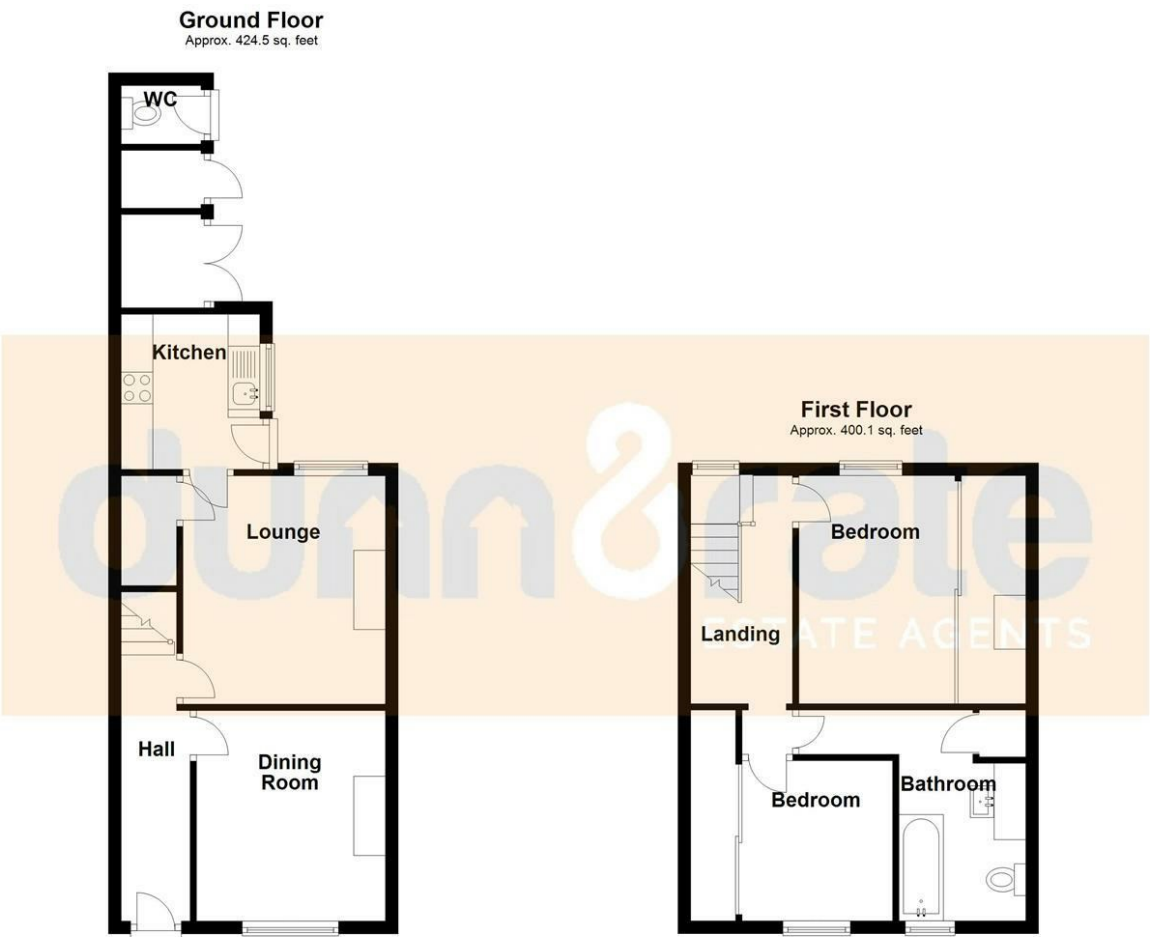
A double glazed wooden window to the front aspect. Fitted with a suite comprising a bath, wash hand basin and low level WC. Two radiators and door leading to storage cupboard.

EXTERIOR

The rear of the property offers a fully enclosed tarmacadam courtyard. There are outbuildings housing WC and storage cupboards. Outside tap, and access path for bins.



Floor Plan



Total area: approx. 824.6 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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