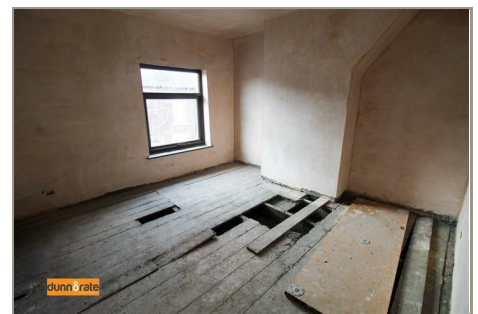




12 Cope Street

Milton, Stoke-On-Trent, ST2 7DT

Calling all cash buyers, are you looking for a new project? I have the perfect one for you! A spacious mid terraced property in the popular area of Milton, within walking distance to canal towpaths, local amenities and schooling. The basic groundwork has been done for you on this one, its just in need of finishing off. The accommodation on offer comprises two reception rooms, kitchen, bathroom and two double bedrooms. Externally there is a rear courtyard. Sound interesting???? Call for more information or book a viewing.

£85,000

12 Cope Street

Milton, Stoke-On-Trent, ST2 7DT



- CASH BUYERS ONLY
- NO UPWARD CHAIN
- KITCHEN & BATHROOM
- SPACIOUS MID TERRACED
- FULL RENOVATION REQUIRED
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- REAR COURTYARD

GROUND FLOOR

Reception Room One

11'9" x 11'8" (3.59 x 3.58)

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

Reception Room Two

12'8" x 11'8" (3.87 x 3.57)

A double glazed window overlooks the rear aspect. Under stairs storage and stairs leading to the first floor.

Kitchen

13'11" x 5'4" (4.26 x 1.65)

A double glazed window overlooks the side aspect, coupled with a double glazed access door.

Bathroom

7'9" x 5'2" (2.38 x 1.60)

A double glazed window overlooks the side aspect.

Bedroom Two

12'8" x 11'8" (3.88 x 3.56)

A double glazed window overlooks the rear aspect. Storage cupboard.

EXTERIOR

To the rear there is a paved courtyard.

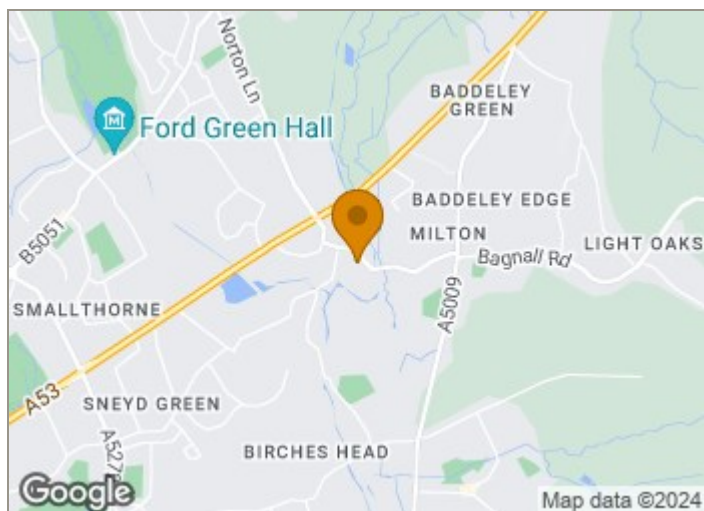
FIRST FLOOR

First Floor Landing

Bedroom One

11'10" x 11'8" (3.61 x 3.56)

A double glazed window overlooks the front aspect.





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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	Current	Potential	(92 plus) A	Current	Potential
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		