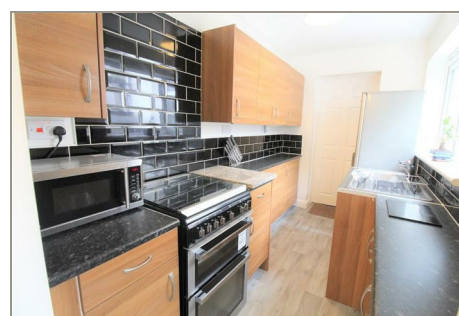
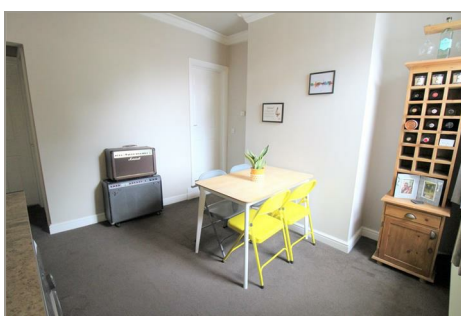




6 Rutland Street

Hanley, Stoke-On-Trent, ST1 5JG

Are you stuck in a RUT with your house search? Need a helping hand? Want to get on the property ladder? Looking to extend your property portfolio? If the answer is yes to any of the above, let me point you in the right direction. RUTland Street is where you want to be heading. An immaculate mid terraced property has come to market, located in close proximity to Hanley town centre and lovingly maintained throughout by its current owners, its surely one to get you out of your house hunting RUT! The accommodation comprises two reception rooms, modern fitted kitchen, ground floor bathroom and two double bedrooms, one with walk in wardrobe. Externally the property benefits from an enclosed paved courtyard, with gated access leading out to a gated and secured rear alleyway and access to a communal garden. So take my help, come and see for yourself and call and book a viewing today.

£84,950

6 Rutland Street

Hanley, Stoke-On-Trent, ST1 5JG



- IMMACULATE TERRACED PROPERTY
- FITTED KITCHEN
- ENCLOSED REAR COURTYARD
- EARLY VIEWING A MUST
- LOUNGE
- GROUND FLOOR BATHROOM
- COMMUNAL GARDEN AREA
- DINING ROOM
- TWO DOUBLE BEDROOMS
- CLOSE TO TOWN CENTRE

GROUND FLOOR

Lounge

11'3" x 10'9" (3.45 x 3.30)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window. Open fireplace, television point and radiator.

Dining Room

11'3" x 11'0" (3.45 x 3.36)

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

Kitchen

10'7" x 5'6" (3.24 x 1.69)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas. Freestanding gas cooker. Space for fridge/freezer and loft access hatch.

Rear Hall

A double glazed door leads out to the rear garden. Central heating boiler. Space for washing machine.

Bathroom

5'6" x 5'1" (1.68 x 1.55)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls. Extractor fan.

FIRST FLOOR

Bedroom One

11'3" x 11'1" (3.45 x 3.39)

A double glazed window overlooks the rear aspect. Fitted walk in wardrobe. Loft access hatch. Radiator.

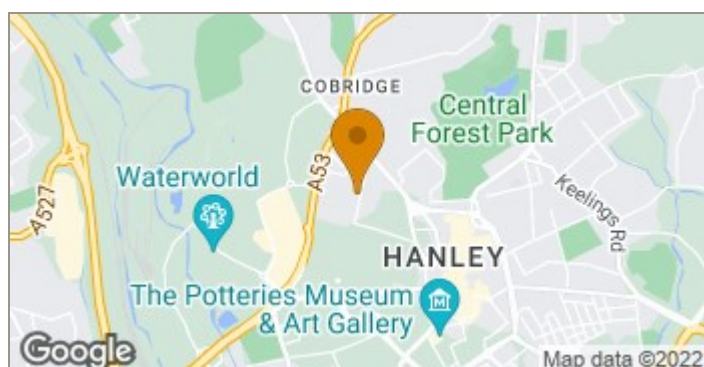
Bedroom Two

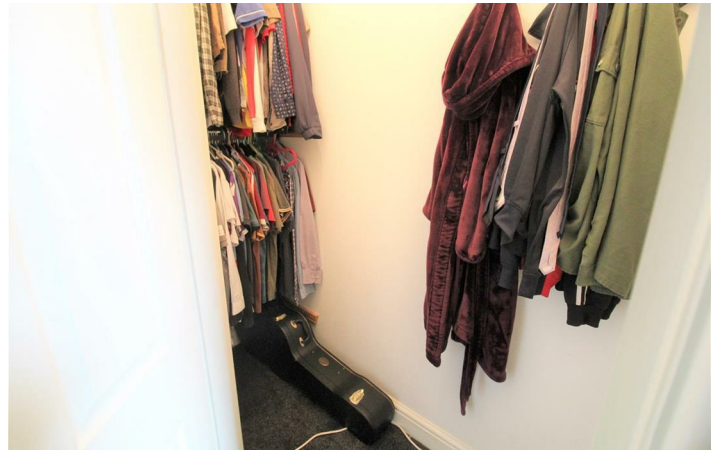
11'2" x 10'4" (3.41 x 3.15)

A double glazed window overlooks the front aspect. Radiator.

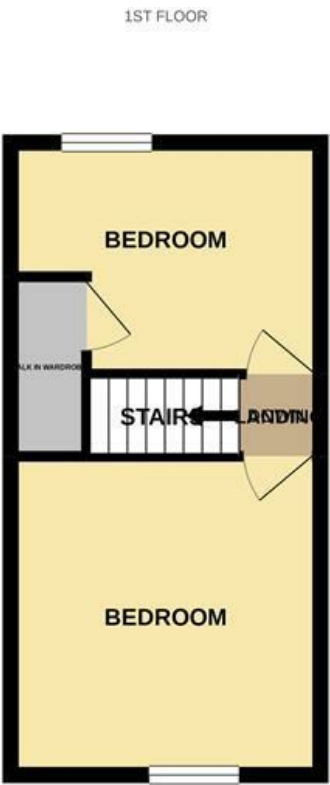
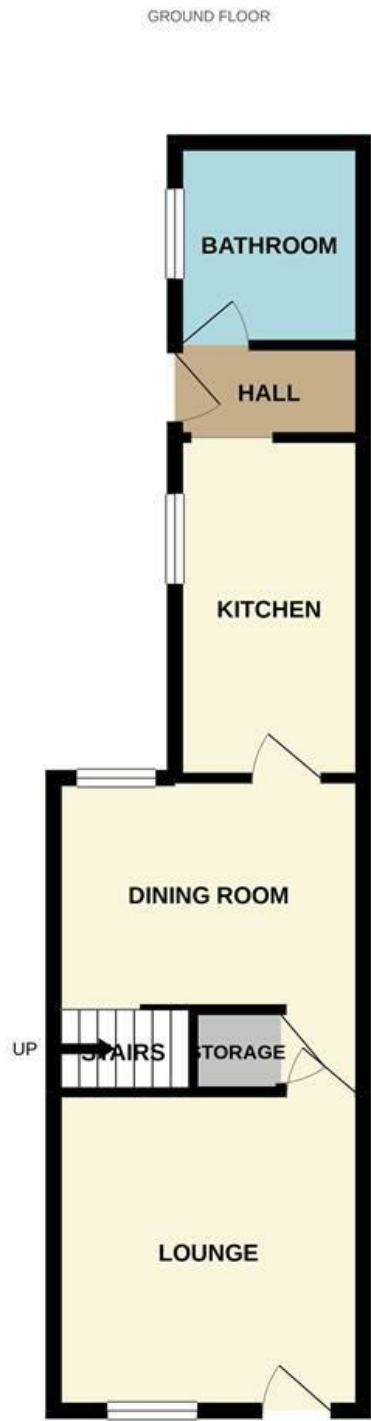
EXTERIOR

To the rear there is a fully enclosed courtyard laid to paving with access gate. To the rear of the property boundary there is a gated alleyway access and further access to a communal garden area, laid to lawn, with seating area and mature shrubbery.





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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