

## Saturn Road Smallthorne Stoke-On-Trent ST6 1PE



**Offers In The Region Of £95,000**

First time buyers, couple's and investors this one's for you  
So grab your phone and call to view  
A well presented terrace in popular Smallthorne, near the shops  
Available at a great price, you really want to hop  
There's TWO DOUBLE BEDROOMS to rest your head  
And a rear yard with room for a shed!  
So don't waste your time looking around  
Beautiful homes such as this aren't easily found!

Located in Smallthorne, this well-presented mid-terrace house on Saturn Road offers a delightful blend of comfort and convenience. The property features a welcoming sitting room and a spacious lounge, perfect for relaxation and entertaining guests. The fitted kitchen is both functional and stylish, catering to all your culinary needs. This charming home boasts two well-proportioned bedrooms, providing ample space for rest and privacy. Additionally, there is a good sized bathroom, including a separate WC, ensuring that morning routines are a breeze for all occupants. The property benefits from double glazing and central heating, ensuring warmth and energy efficiency throughout the year. Outside, the rear yard offers a private outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. With no upward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this terraced house in a popular location is an excellent opportunity not to be missed. Come and see for yourself the potential this lovely home has to offer.

#### Sitting Room

11'10" into alcove x 10'4" plus box window (3.61 into alcove x 3.17 plus box window)

Double glazed box window to the front aspect. Radiator. Feature surround.



#### Lounge

12'9" x 11'9" into alcove (3.90 x 3.59 into alcove)

Double glazed window. Feature surround. Radiator. Access to the stairs to the first floor.

#### Kitchen

11'2" x 6'9" (3.41 x 2.06)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink and single drainer. Part tiled splash backs. Space for cooker. Tiled floor. Side door access.

#### Utility

6'3" x 4'1" (1.91 x 1.25)

Double glazed window. Plumbing for automatic washing machine. Stainless steel sink with single drainer.

#### Separate WC

3'6" x 3'4" (1.08 x 1.04)

With low level WC and wash hand basin.

#### First Floor

##### Bedroom One

11'10" into alcove x 10'4" (3.61 into alcove x 3.16)

Double glazed window. Radiator. Loft access.



##### Bedroom Two

12'9" x 11'9" into alcove (3.91 x 3.59 into alcove)

Double glazed window. Radiator. Storage Cupboard. Access to the bathroom.



## Bathroom

10'5" x 6'8" (3.19 x 2.05)

Suite comprising, panelled bath with shower over, his and her sinks and low level WC. Tiled walls. Double glazed window. Radiator. Cupboard housing gas central heating boiler.



## Externally

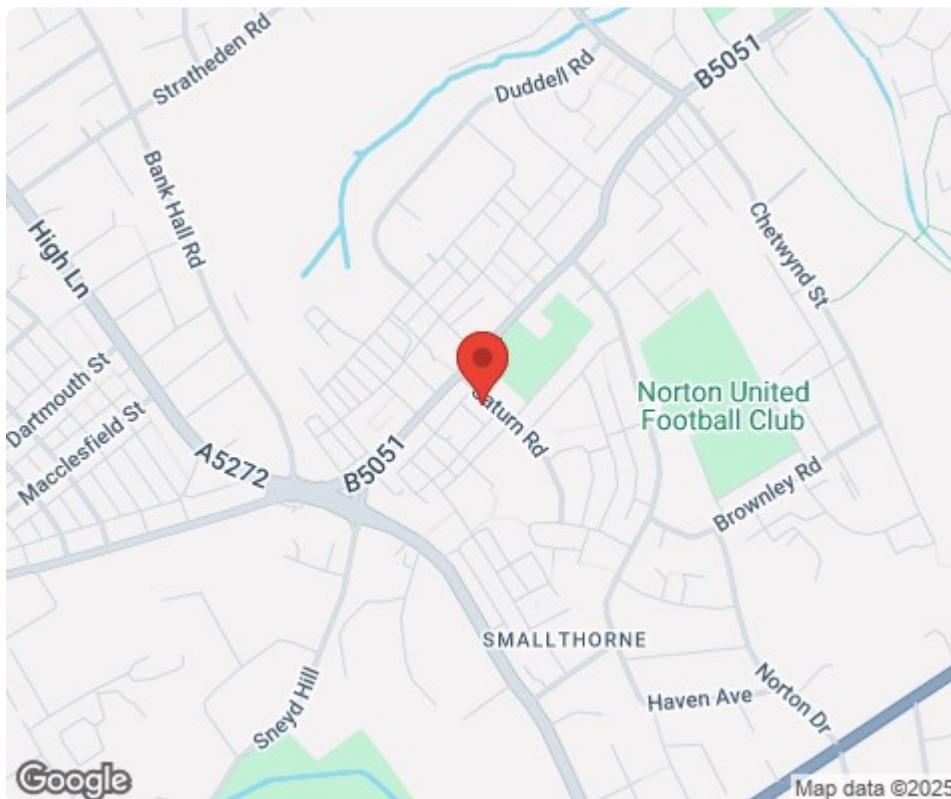
Rear yard with hard standing area and double gates



Approx Gross Internal Area  
79 sq m / 847 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

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