

Cobridge Road Cobridge Stoke-On-Trent ST1 5JL



Offers In The Region Of £75,000

In the heart of the bustling street,
A home with stories, old and sweet.
Three bedrooms to rest your head,
Where dreams take root, where life is spread.
In a busy spot, life hums outside,
Yet inside, peace can still abide.
A mid-terrace, humble, true,
A place for you, a place to renew

Located on Cobridge Road this deceptively spacious mid-terrace house presents an excellent opportunity for those seeking a charming home with potential. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. As you enter, you are greeted by a welcoming entrance hall that leads to a comfortable sitting room and a separate lounge, providing ample space for family gatherings or quiet evenings in. The fitted kitchen, accompanied by a utility room, offers practicality and convenience for everyday living. This home features three bedrooms, ensuring a restful retreat at the end of the day. Additionally, the property includes two bathrooms, comprising a family bathroom and a shower room, catering to the needs of modern living.

While the property is in need of some updating, it is offered with no upward chain, allowing for a smooth transition into your new home. With its convenient location and spacious layout, this terraced house is an ideal choice for first-time buyers or those looking to invest in a property with great potential. Do not miss the chance to make this house your own.

Entrance Hall

Upvc door to the front aspect. Radiator. Stairs off to the first floor.

Sitting Room

13'1" x 10'7" (3.99 x 3.25)

Double glazed window to the front aspect. Inset fire. Radiator.

Lounge

13'4" x 11'0" (4.07 x 3.37)

Double glazed window to the rear aspect. Inset fire. Radiator.



Kitchen

11'8" x 8'6" (3.56 x 2.61)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half stainless steel sink with single drainer. Part tiled splash backs. Electric hob and built-in oven. Double glazed window. Useful storage cupboard.

Utility Room

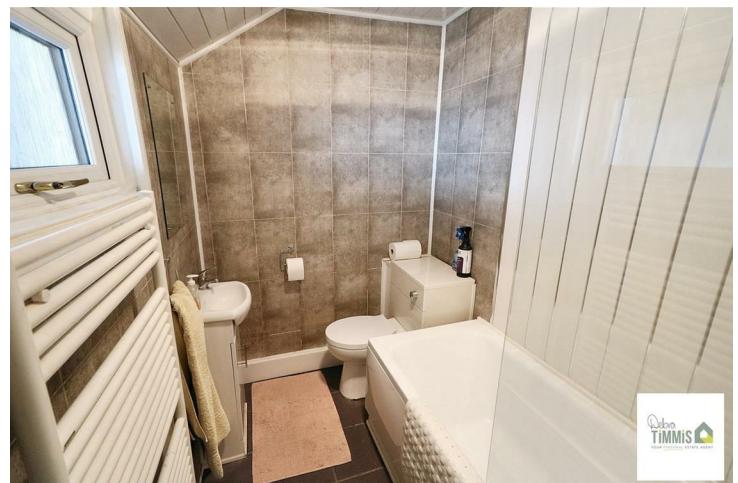
7'5" x 7'4" (2.28 x 2.26)

Double glazed window and Upvc door to the side aspect. Wall mounted gas central heating boiler. Belfast style sink. Space for washing machine.

Bathroom

7'8" x 5'1" (2.36 x 1.57)

White suite comprises, panelled bath with mains shower, vanity wash hand basin and low level WC. Heated towel rail. Double glazed window.



First Floor

Landing

Useful storage cupboard.

Bedroom One

14'2" x 13'2" (4.34 x 4.02)

Two double glazed windows. Radiator.



Bedroom Two

12'5" x 8'7" (3.81 x 2.64)

Double glazed window. Radiator.



Bedroom Three

8'8" x 8'3" (2.65 x 2.52)

Double glazed window. Radiator,

Shower Room

5'9" to cubicle x 4'1" (1.77 to cubicle x 1.27)

Double shower cubicle, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail.

Externally

Rear yard. Carport with wooden doors suitable for a small vehicle only. Useful storage area.



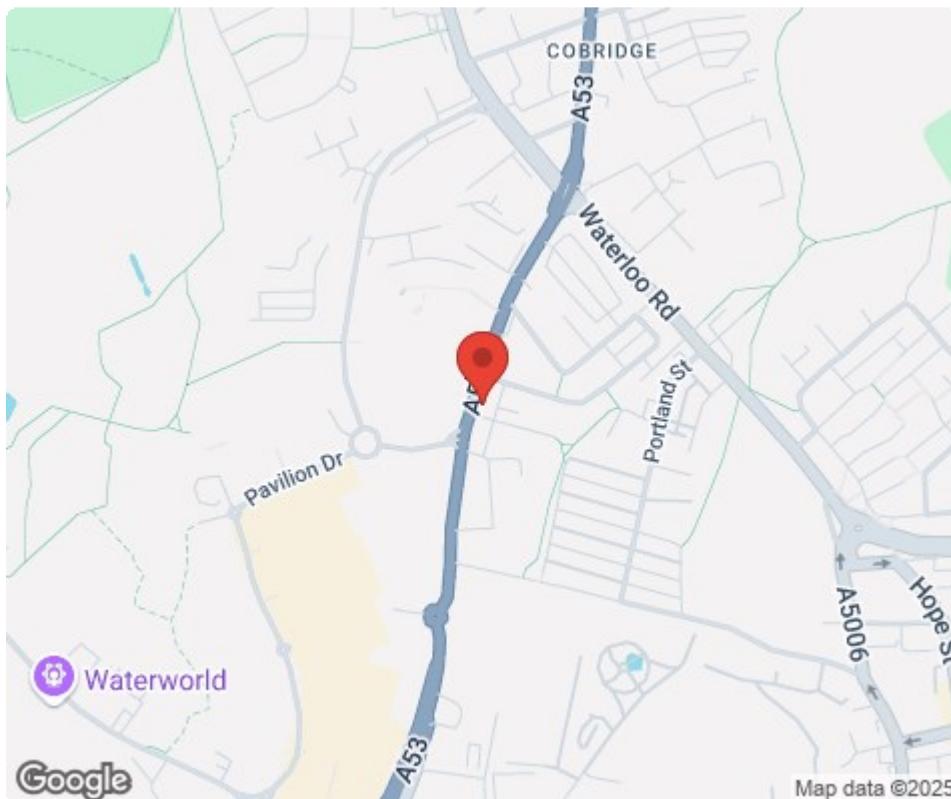
Approx Gross Internal Area
101 sq m / 1092 sq ft



Ground Floor
Approx 56 sq m / 603 sq ft

First Floor
Approx 45 sq m / 489 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		
(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