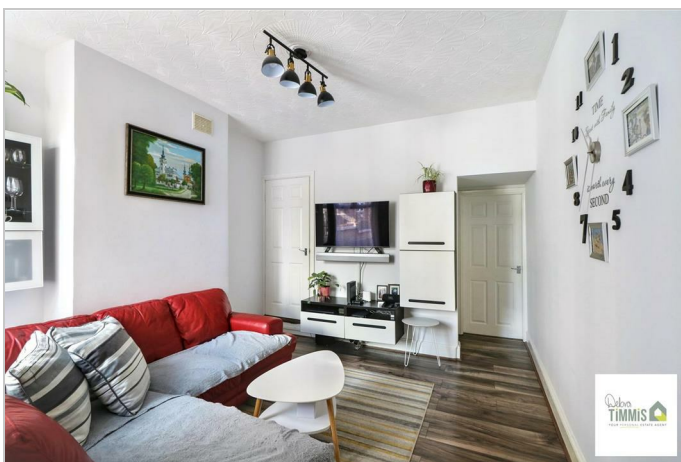


## Haywood Street Shelton Stoke-On-Trent ST4 2RB



**Offers In The Region Of £110,000**

## Haywood Street, Shelton, Stoke-On-Trent, ST4 2RB

Have you been searching for your next new home?  
With TWO BEDROOMS and a REAR YARD you can roam  
In WALKING DISTANCE to the local school and shops  
There's not far to go for the main bus stops  
A MID TERRACE with bathroom to the ground floor  
TWO RECEPTION ROOMS, need I say more?  
If you think you like it but want to make sure  
Ring DEBRA TIMMIS ESTATE AGENTS and we'll give you a tour!

Located on Haywood Street in the vibrant area of Shelton, this beautifully presented mid-terrace house offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves within easy reach of local amenities and Stoke station, making it an ideal choice for both families and professionals alike.

Upon entering the property, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The fitted kitchen lobby is both functional and stylish, leading seamlessly to the well-appointed bathroom on the ground floor. This layout ensures that the home is not only practical but also perfect for modern living.

As you ascend to the first floor, you will discover two generously sized double bedrooms, each offering a peaceful retreat at the end of the day. The natural light that floods these rooms creates a warm and welcoming atmosphere, making them perfect for rest and rejuvenation.

The property also boasts a charming rear yard, complete with a seating area, ideal for enjoying the outdoors during warmer months. This space provides a wonderful opportunity for al fresco dining or simply unwinding in a tranquil setting.

With its attractive features and convenient location, this mid-terrace house is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.

### Dining Room

11'4" x 11'3" (3.46 x 3.44)

Composite door and double glazed window to the front aspect. Radiator. Laminate flooring with tiled entrance feature.

### Lounge

12'0" x 11'5" into alcove (3.68 x 3.48 into alcove)

Double glazed window to the rear aspect. Radiator. Laminate flooring. Useful storage cupboard. Access to the stairs to the first floor.

### Kitchen

15'0" x 6'5" (4.58 x 1.96)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Sink with single drainer and mixer tap. Part tiled splash backs. Wall mounted gas central heating boiler. Plumbing for automatic washing machine. Tiled floor. Radiator.

### Lobby

Composite door to the side aspect. Tiled floor.

### Bathroom

6'3" x 6'1" (1.93 x 1.87)

White suite comprises, panel bath with mains shower over, pedestal wash hand basin and low level WC. Tiled walls and tiled floor. Double glazed window to the side aspect.

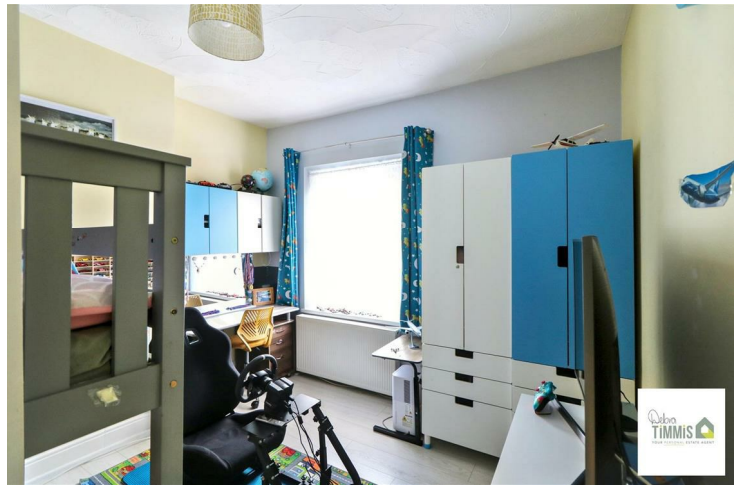


### First Floor

### Bedroom One

12'2" x 11'5" (3.71 x 3.50)

Double glazed window. Radiator. Radiator. Useful storage cupboard.



### Externally

Enclosed rear yard with pedestrian access. Seating area.

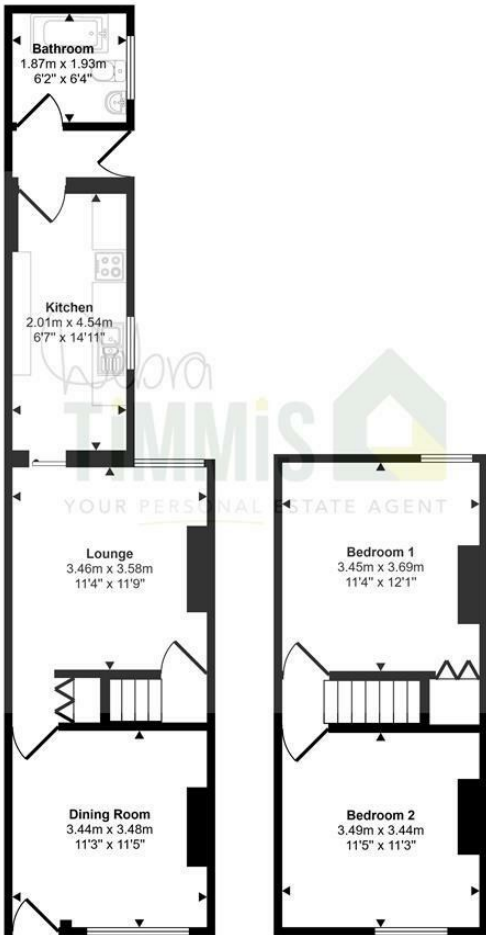
### Bedroom Two

11'4" x 11'2" (3.46 x 3.42)

Double glazed window. Radiator.



Approx Gross Internal Area  
71 sq m / 769 sq ft



Ground Floor  
Approx 43 sq m / 461 sq ft

First Floor  
Approx 29 sq m / 308 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                                   | 69      | 80                      |
| (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 |

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.