

Cotesheath Street Hanley ST1 3JB



Offers In Excess Of £110,000

Cotesheath Street, Hanley, ST1 3JB

For a first-time buyer taking that step ,Or an investor seeking a sound prospect
This property offers both value and place , Lovely rooms with air and grace
Near the station with connections at hand ,Everything you need is close and planned
On Cotesheath street, opportunity is near ,With Staffordshire University bringing students here.
Three bedrooms provide flexible space, With strong potential for a comfortable base.
A spacious lounge and dining room too , Offering rooms for tenants, families or a buyer like you
If you think you will like it but can't be sure , give us a call and arrange a tour !

Paragraph

This delightful three bedroom mid-terrace property offers a perfect blend of charm and functionality. With tasteful touches throughout, it is an ideal home for first-time buyers, or investors alike. It is also being sold with NO ONWARD CHAIN!

Upon entering, you are welcomed by a cosy main reception room , providing a warm and inviting atmosphere. The rear dining room leads into a bright kitchen kitchen with ample cupboard storage, and generous worktops, creating a practical and enjoyable space.

To the rear, the modern bathroom features a bath, corner shower, WC, and hand basin, offering a stylish and functional space for everyday use. Upstairs, there are two very spacious double bedrooms, both benefiting from an additional storage cupboard, providing extra convenience. The top floor has a highly usable single bedroom, it offers great flexibility for various uses, whether as a guest room, additional storage, or a home office, catering to the needs of modern living. Externally, the property boasts a low maintenance, yard at the rear, offering privacy and a peaceful outdoor area.

The location of the property is great for those needing the Town centre or University close by, whilst also providing amenities such as large supermarkets , public transport and access to Stoke train station.

Lounge

UPVC double glazed window to the front, meter cupboards , radiator.

Dining Room

UPVC double glazed window to the rear , door leading to storage cupboard , radiator.

Kitchen

UPVC double glazed window to the side , stainless steel sink unit housing a range of eye and base units with work tops over. Part tiled walls and tiled floor. Space for electric or gas cooker. Plumbing for washing machine and space for fridge freezer. Radiator.

Rear Hallway

Wall mounted boiler , tiled floor , door leading into rear yard.

Bathroom

UPVC double glazed window to the side. White suite comprising of panelled bath , low level WC and pedestal hand wash basin. Shower cubicle housing shower. Tiled walls and flooring , radiator.

First floor landing

Master Bedroom

UPVC double glazed window to the front , storage cupboards , radiator.

Bedroom Two

UPVC double glazed window to the rear , storage cupboards , radiator.

Bedroom Three

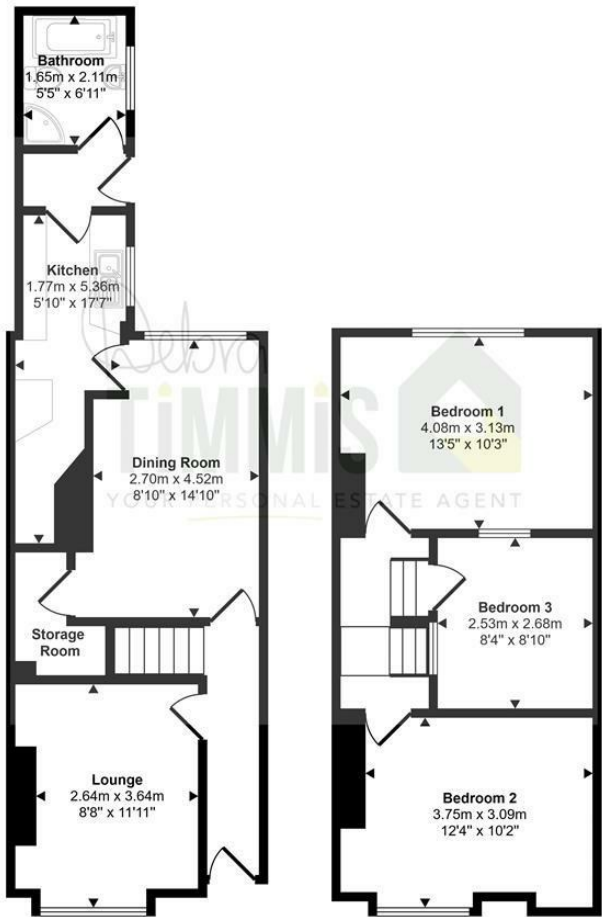
Velux window , radiator

External

Rear yard with paved patio area , gateway providing pedestrian access.



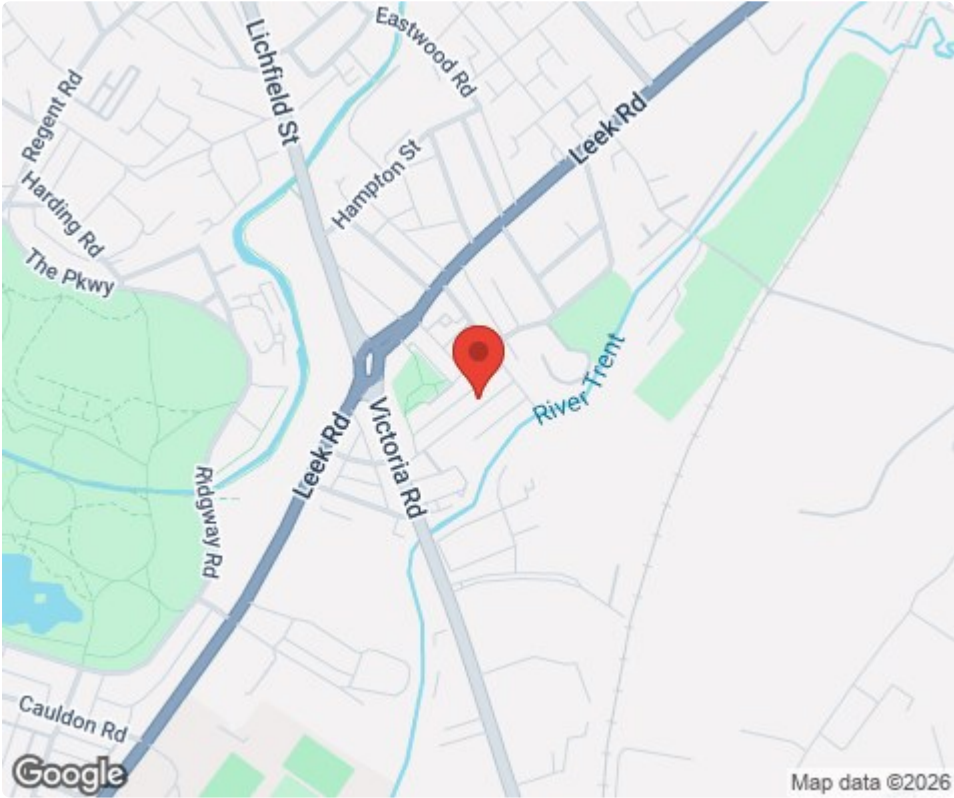
Approx Gross Internal Area
82 sq m / 885 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft

First Floor
Approx 38 sq m / 406 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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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