



91 Community Drive, Smallthorne, Stoke on Trent, ST6 1QE £120,000 Offers in Excess of

NO UPWARD CHAIN. Introducing to the market this SPACIOUS two bedroom town house in the popular residential area of Community Drive in Smallthorne. Offering plenty of storage but will require selective updating, would ideally suit first time buyers/investors. Close to LOCAL SHOPS/AMENITIES, SCHOOLS and HANLEY TOWN CENTRE. Property benefits from a combi boiler and UPVC double glazing throughout. Briefly comprises of hall, lounge kitchen, downstairs WC. First floor:- Two double bedrooms, bathroom and a separate WC. Externally:- Front and rear garden incorporating a garage.

No chain

Two double bedroom town house

Ideal first time buyer/investor property

Downstairs WC

UPVC double glazing throughout

Combi boiler

Front and rear gardens incorporating a garage

Close to shops, amenities, schools and Hanley Town Centre

Entrance Hall

Enter the property via the UPVC front door with frosted side window into the carpeted hallway. Radiator.



Lounge 3.80m (12' 6") x 4.25m (13' 11")

UPVC leaded bow window to the front aspect. Main focal point is the living flame gas fire within a wooden Adams style fire surround. Carpet and radiator.



Kitchen Diner 3.76m (12' 4") x 3.00m (9' 10")

Spacious kitchen/diner with fitted white high gloss base and wall units, roll top work surface over. Standalone gas cooker, with extractor fan above, and plumbing for a washing machine. White sink in front of the UPVC window to the rear aspect. Radiator and tiled floor covering. Store under the stairs. White UPVC exit door to the rear garden.



Kitchen Diner



Cloak Room 0.87m (2' 10") x 1.97m (6' 6")

Cloakroom off the kitchen with low level WC and wall mounted wash/hand basin. Small UPVC window with frosted glazing to the rear aspect. Vinyl floor covering and radiator.

Stairs/Landing

Carpeted stairs lead from the hallway to the first floor carpeted landing. Access from here via retractable ladder to the insulated and partially boarded loft space.

Master Bedroom 4.88m (16' 0") x 2.81m (9' 3")

UPVC leaded window to the front aspect. Carpet and radiator. Useful storage cupboard.



Master Bedroom



Bedroom 2 2.88m (9' 5") x 3.75m (12' 4")

UPVC window to the rear aspect. Carpet and radiator. Useful storage cupboard.

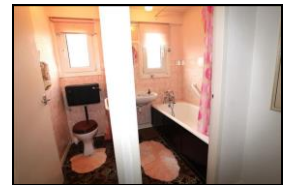


Bedroom 2



Bathroom/WC 1.53m (5' 0") x 1.69m (5' 7")

Two separate rooms, low level WC, carpet and UPVC frosted window to the rear. White panelled bath with electric shower above, wall mounted wash/hand basin, radiator and carpet. UPVC frosted window to the rear aspect.



Rear Garden

Paved rear yard with flower borders and path to rear. External tap.



Garage 2.51m (8' 3") x 5.41m (17' 9")

Wrought iron gates to the rear of the property giving access to the detached garage. Up and over door, window to the front, power points and lighting.



Front Garden

Laid to lawn.

Property Ref: OPNY000832

Energy Performance Certificates

TBA

Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.