



## 77 Eastwood Road, Hanley, Stoke on Trent, ST1 3TJ

### £94,000 Asking Price

IDEAL FIRST TIME BUYER/INVESTOR PROPERTY. Introducing this spacious TWO BEDROOM PURPOSE BUILT GROUND FLOOR APARTMENT. Boasting a CANAL SIDE LOCATION yet convenient for HANLEY town centre, local shops, amenities, bars and restaurants along with OFFERING EXCELLENT COMMUTER LINKS. Benefiting from a secure coded communal entrance door the apartment briefly comprises of:- Hallway, open plan living accommodation incorporating a fitted kitchen and a delightful balcony off the lounge area. Two bedrooms, an extremely useful Jack and Jill family bathroom. Externally:- Exclusive communal gardens with lockable entrance gates. Allocated parking and private storage area.

Two bedroom purpose built apartment  
Ideal first time buyers/investor property  
Open plan living accommodation  
Jack and Jill bathroom  
Lockable communal gardens  
Allocated parking and storage shed  
Convenient for Hanley Town Centre,

### Entrance Vestibule/Hallway

Enter the property via the coded communal entrance door into the spacious hallway. The door to the ground floor apartment is to the left. Inside the flat the long hallway has a laminate floor covering, radiator and useful storage cupboard.



### Open Plan Lounge/Kitchen 2.97m (9' 9") x 7.45m (24' 5")

Fitted kitchen with electric oven, four ring gas hob and extractor fan above. Stainless steel sink, plumbing for a dishwasher/washing machine, tiled splash backs. Gas combi boiler is housed in a matching wall cupboard. Two radiators and laminate floor covering. Two UPVC windows to the rear aspect along with UPVC exit door to the balcony and communal gardens.



### Open Plan Lounge/Kitchen



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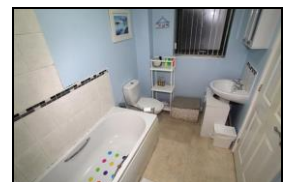
### Master Bedroom 3.83m (12' 7") x 2.68m (8' 10")

UPVC window to the side aspect. Carpet and radiator. Access also to the Jack and Jill bathroom.



### Bathroom 2.77m (9' 1") x 1.76m (5' 9")

White bathroom suite comprising of a panelled bath with overhead shower, pedestal sink and low level WC. Radiator and vinyl floor covering. UPVC window with frosted glazing to the side aspect.



## Bedroom 2 2.77m (9' 1") x 2.73m (8' 11")

UPVC window to the side aspect. Carpet, radiator and useful storage space.



## Balcony



## Communal Gardens



## Allocated Parking

One allocated parking space and an individual locked store to the front of the apartments.

**Property Ref: OPNY000834**

## 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.