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Estate Agents

the best move you'll make

Letting and Management Specialists



270 Princes Road, Hartshill, Stoke-On-Trent, ST4 7JP

Offers In Excess Of

£210,000

- Five Bedrooms
- No Chain!
- Kitchen And Utility Rooms
- On Street Parking
- A Potential Rental Opportunity
- Two Reception Rooms
- White Bathroom Suite With Bath AND Shower
- Enclosed Rear Yard

An excellent opportunity to acquire this substantial five-bedroom property situated on Princes Road, offered for sale with NO ONWARD CHAIN!

The property offers spacious and versatile accommodation arranged over multiple floors, having previously been let on a room-by-room basis, making it an appealing prospect for investors seeking a potential rental opportunity.

The ground floor comprises two reception rooms, a kitchen, a separate utility area and a bathroom, providing a good degree of flexibility for a variety of living arrangements.

With five bedrooms in total and plenty of scope to adapt the accommodation to suit individual requirements, this property could appeal to investors and owner-occupiers alike.

Early viewing is highly recommended to appreciate the size and potential on offer!





GROUND FLOOR

FRONT RECEPTION ROOM
13'8 into bay x 13'2 (4.17m into bay x 4.01m)
UPVC double glazed front door and bay window. Fitted carpet. Radiator.

REAR RECEPTION ROOM
13'4 x 12'5 (4.06m x 3.78m)
Laminate flooring. Radiator. UPVC double glazed window. Gas fire.

KITCHEN
10'4 x 7'5 (3.15m x 2.26m)
Timber single glazed window. UPVC double glazed rear door. Laminate flooring. Range of wall cupboards and base units with an integrated oven, gas hob and extractor. Tiled splashback.

UTILITY ROOM
7'7 x 6'8 (2.31m x 2.03m)
Laminate flooring. UPVC double glazed window. Plumbing for washing machine and room for dryer. Glow Worm combi boiler.

BATHROOM
10'10 x 7'0 (3.30m x 2.13m)
Tile effect flooring. Radiator. UPVC double glazed window. White suite consisting of a corner bath, separate shower enclosure, wash basin within a vanity unit and wc. Tiled walls.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Radiator. Stairs to the second floor.

BEDROOM ONE
13'2 x 11'2 (4.01m x 3.40m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
9'3 x 9'0 (2.82m x 2.74m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FOUR
11'3 x 7'7 (3.43m x 2.31m)
Fitted carpet. Radiator. Two UPVC double glazed windows.

SECOND FLOOR

BEDROOM FIVE
9'5 x 9'0 (2.87m x 2.74m)
Fitted carpet. Radiator. UPVC double glazed window. Storage cupboard.

WC
Laminate flooring. UPVC double glazed window. White wash basin in vanity unit and wc.

BEDROOM TWO
11'6 x 7'11 (3.51m x 2.41m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

OUTSIDE
There is a forecourt to the front of the property and on street parking available nearby.

Enclosed rear yard.








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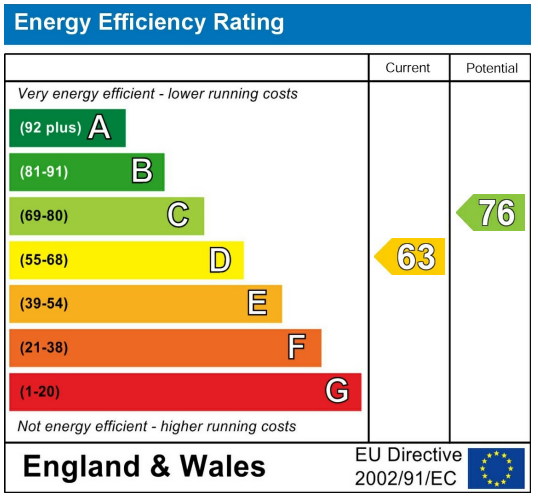
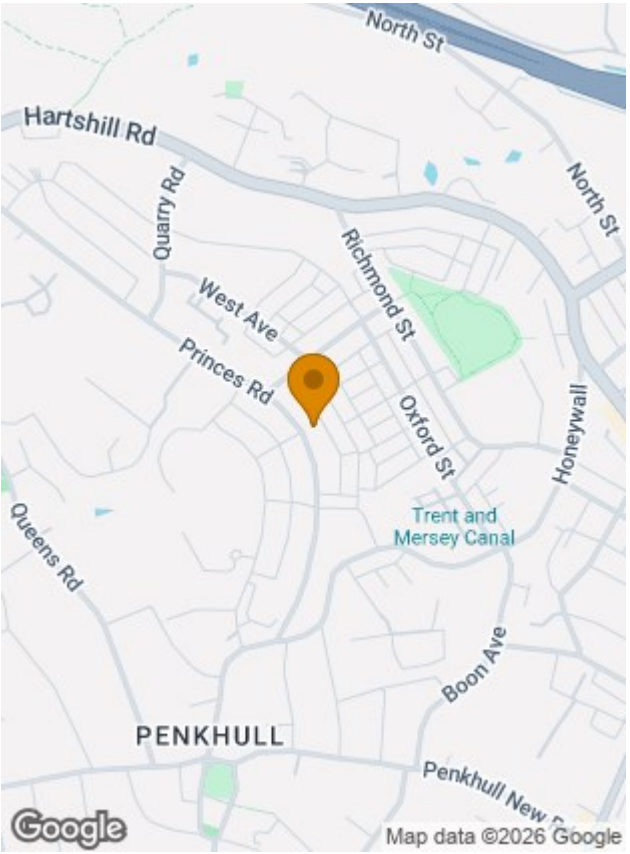

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
76
England & Wales
EU Directive 2002/91/EC


North St
Hartshill Rd
Quarry Rd
Richmond St
North St
West Ave
Princes Rd
Oxford St
Honeywall
Trent and Mersey Canal
Queens Rd
Boon Ave
PENKHULL
Penkhull New
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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

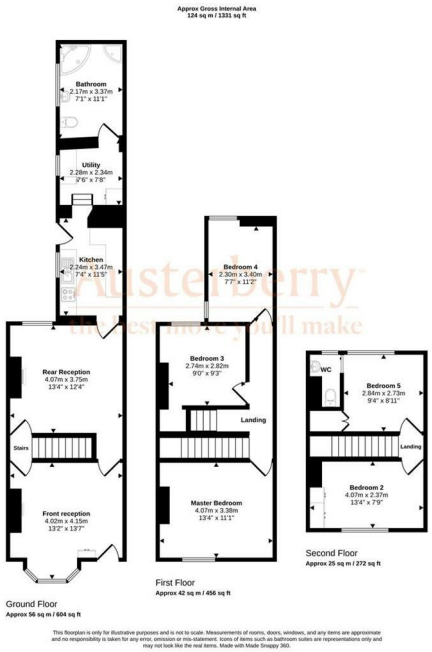
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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