



Dominic Street,
Hartshill



OneAgency

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£95,000

Traditional two-bedroom end-terraced house situated in the popular residential area of Hartshill, offered for sale with no chain involvement and in need of improvement. The property is within close proximity to Richmond Street Park and conveniently located for the Royal Stoke University Hospital. The accommodation comprises entrance porch, hall, lounge, separate dining room, kitchen, useful storage and ground-floor bathroom. To the first floor there are two double bedrooms. Externally, there is a rear yard.





Porch

Door to front, door into hall

Hall

Stairs to first floor.

Lounge

Double glazed window to front, radiator.

Dining Room

Double glazed window to the rear, radiator, under stairs storage with window to side.

Kitchen

Sink and drainer unit with mixer tap, kitchen units, radiator, double glazed window to side.

Rear Lobby

Door to rear yard, storage area with baxi boiler.

Bathroom

Double glazed window to side, bathroom suite, radiator.

Landing

Bedroom 1

Two double glazed windows to the front, radiator.

Bedroom 2

Double glazed window to the rear, radiator.

Outside

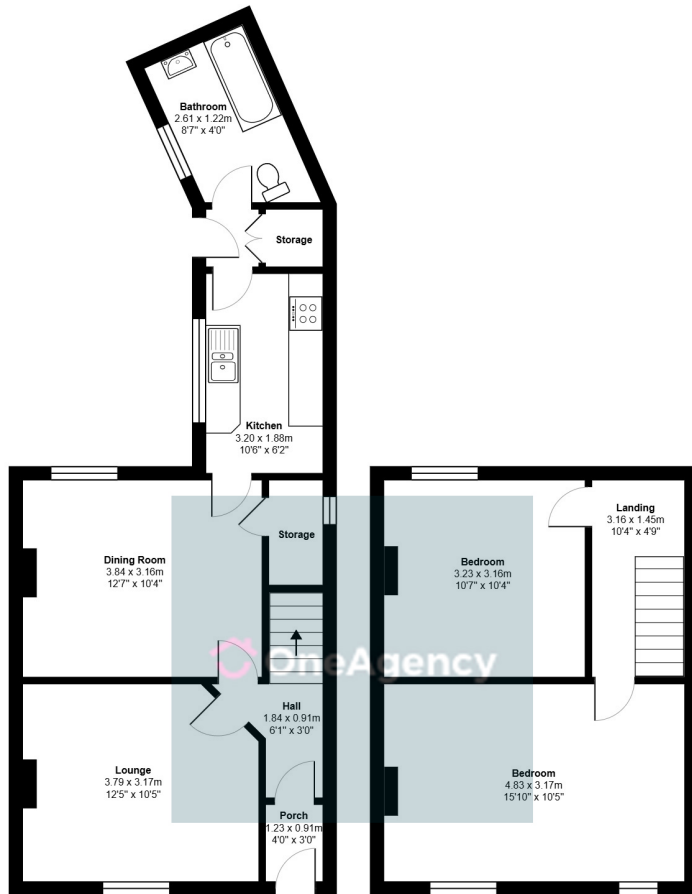
Rear Yard.

Agents Notes

Stoke on Trent Council Tax Band A

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



Ground Floor

First Floor

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.