

FOR SALE



Walney Grove, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Townhouse

Offers In Excess Of £130,000



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- Spacious reception room
- Two double bedrooms
- Large kitchen with dining space
- Additional outbuildings
- Walking distance to city centre



OVERVIEW Welcome to this townhouse, currently listed for sale in a very convenient location. The property is in good condition and offers a warm and welcoming ambiance that instantly makes you feel at home.

This delightful two-bedroom house features a spacious reception room that is perfect for relaxing or entertaining. The two double bedrooms are generously proportioned. The bathroom is well-appointed with a separate WC for added convenience.

The heart of this house is undoubtedly the kitchen. It's a great size and includes a dining space, making it a social hub for family meals.

Step outside to find a lovely garden, a perfect spot to enjoy the outdoors. The outbuildings are a fantastic addition, offering extra storage or potentially a hobby space.

One of the highlights of this property is its location. It's within walking distance to the city centre, and well-served by public transport links. Schools and local amenities are nearby, making everyday life easier.

This home is ideal for first-time buyers looking to step onto the property ladder, or investors seeking a promising opportunity.

The townhouse also offers well-proportioned accommodation and comes with storage cupboards in the entrance hall – a little detail that makes a big difference when it comes to keeping your home tidy.

In summary, this property offers a great blend of comfort, convenience and potential. It's ready to welcome its new owners to start their own chapter. Don't miss out on this great opportunity, contact us



today to arrange a viewing.

ENTRANCE PORCH 7' 0" x 3' 5" (2.15m x 1.06m)
Having two useful storage cupboards.

ENTRANCE HALL Stairs to first floor.

LOUNGE 14' 4" x 11' 6" (4.38m x 3.53m) Having double glazed window to the front elevation, feature fireplace, wood effect laminate flooring, radiator.

KITCHEN/DINER 17' 6" x 11' 3" (5.34m x 3.45m)
Spacious breakfast kitchen fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, breakfast bar, space for appliances, ceramic tiled floor, double glazed window to the rear elevation, door giving access to the rear garden, built in storage cupboard, radiator.

BEDROOM 17' 6" x 9' 8" (5.35m x 2.97m) Having two double glazed windows to the front elevation, radiator.

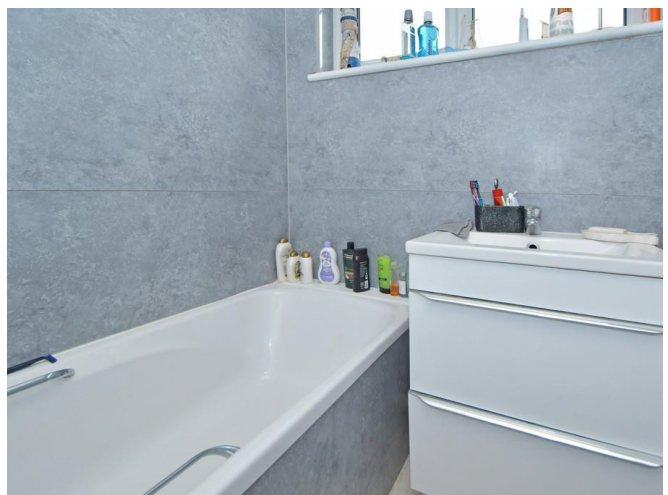
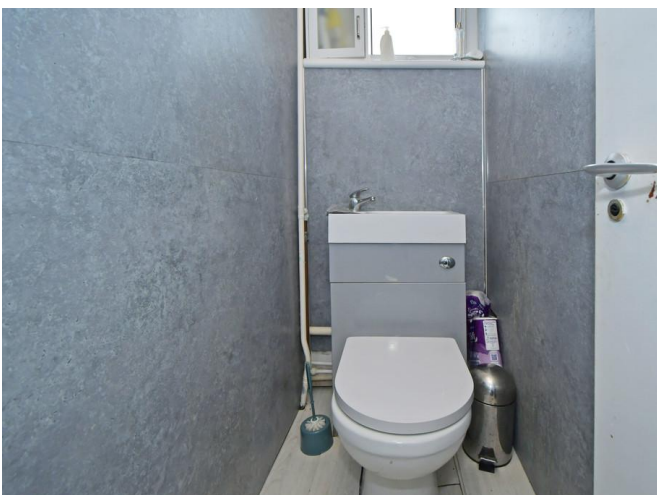
LANDING Storage cupboard and airing cupboard housing gas boiler.

BEDROOM 10' 9" x 9' 4" (3.30m x 2.85m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

BATHROOM 5' 9" x 4' 10" (1.76m x 1.48m) Modern white suite comprising; hand wash basin set in vanity unit and bath, double glazed window to the rear elevation, radiator.

WC 5' 9" x 2' 8" (1.76m x 0.83m) Comprising; low level WC, double glazed window to the rear elevation, radiator.

EXTERNAL To the front of the property there is driveway parking whilst to the rear there is an enclosed garden with artificial turf, paved patio and garden sheds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





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