

FOR SALE



Arbour Street, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £85,000



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2 Bedrooms, 1 Bathroom

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- Two double bedrooms
- Two separate reception rooms
- No onward chain
- Within walking distance to city centre
- Excellent transport links nearby

OVERVIEW This terraced house is for sale and is located on Arbour Street, Hanley. The property is offered in good condition and features two double bedrooms, making it suitable for first time buyers or investors. . Additionally, the property is being sold with no onward chain, which may streamline the purchasing process.

Situated within walking distance of Hanley City Centre, residents have convenient access to a range of local amenities including shopping facilities, cafés, and restaurants. The nearby Hanley Park provides green space for leisure activities and relaxation. For families, there are several schools and nurseries in the surrounding area.

Public transport options are available with regular bus services connecting Arbour Street to Stoke-on-Trent city centre and neighbouring districts. The mainline Stoke-on-Trent railway station is approximately a 25-minute walk or a short drive away, offering direct services to destinations such as Manchester, Birmingham, and London, with journey times to Manchester Piccadilly taking around 50 minutes and to London Euston just under two hours.

The property's location, combined with its good condition and separate living spaces, offers further potential as a rental property. Its proximity to city centre amenities and transport links is an asset for those seeking accessible urban living in Stoke-on-Trent.

LOUNGE 11' 2" x 10' 7" (3.42m x 3.25m) Entered via a wooden front door, double glazed window to the front elevation, feature fire surround, radiator.

DINING ROOM 11' 9" x 11' 2" (3.60m x 3.42m) Double glazed window to the rear elevation, feature fire surround, stairs to first floor, access to cellar, radiator.





cupboard, radiator.

CELLAR 10' 4" x 4' 7" (3.17m x 1.40m)

KITCHEN 9' 3" x 6' 1" (2.84m x 1.87m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the side elevation, door giving access to the rear yard.

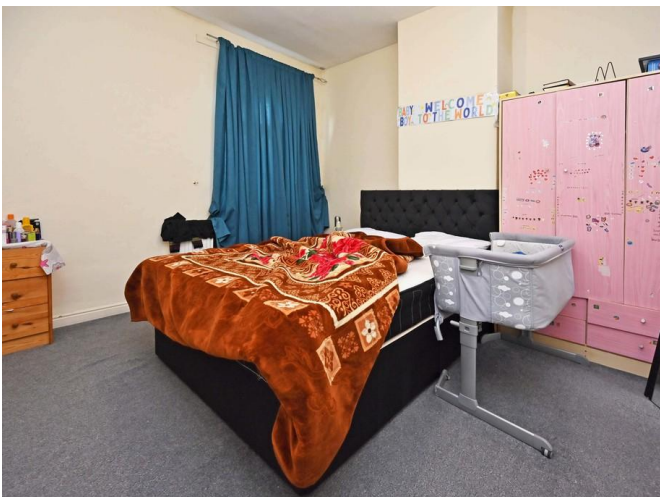
EXTERNAL Paved yard to the rear.

REAR LOBBY 0' 0" x 0' 0" Storage cupboard.

BATHROOM 6' 10" x 3' 3" (2.10m x 1.m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, double glazed window to the side elevation, radiator.

BEDROOM 11' 2" x 10' 7" (3.42m x 3.25m) Double glazed window to the front elevation, radiator.

BEDROOM 11' 9" x 11' 2" (3.60m x 3.42m) Double glazed window to the rear elevation, built in storage





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All measurements are approximate and for display purposes only

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