



Balfour Street,

Offers In Excess Of £70,000



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Balfour Street, Stoke-On-Trent

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Reeds Rains Hanley are delighted to offer this fantastic opportunity on Balfour Street, Hanley. This Two bedroom terraced property has recently undergone some modernisation from the current owner and is ready for any buyer to go in and finish off the works to their own personal taste. The property has been fully re-plastered as well as having a brand new kitchen fitted. in brief the property comprises; Entrance hall, Sitting room, Lounge, Kitchen, Bathroom and Two Double Bedrooms. Viewings are essential .

SITTING ROOM

4.06m x 2.95m (13'4" x 9'8")

With front aspect bay window, electric feature fireplace, radiator and ceiling light.

LOUNGE

3.99m x 3.73m (13'1" x 12'3")

With rear aspect double glazed window, electric feature fireplace, radiator and ceiling light.

KITCHEN

3.58m x 2.34m (11'9" x 7'8")

Newly fitted modern kitchen with a range of matching wall and base units, electric oven/grill with induction hob and

extractor, Laminate flooring, side aspect double glazed window, radiator and ceiling light.

BATHROOM

2.18m x 1.80m (7'2" x 5'11")

Fully tiled shower room with large shower cubicle, Sink basin and low level W/C. Side aspect double glazed window, chrome towel rail and ceiling light.

BEDROOM ONE

3.96m x 3.71m (13'0" x 12'2")

With rear aspect double glazed window, Storage cupboard, radiator and ceiling light.

BEDROOM TWO

3.96m x 3.45m (13'0" x 11'4")

With front aspect double glazed window, radiator and ceiling light.

OUTSIDE

Enclosed yard with gate allowing rear access.



For full EPC please contact the branch

