

110 Rose Street

Stoke On Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

110 Rose Street

Stoke On Trent
Staffordshire
ST1 6PG

* This mid-terrace property is situated in a quiet cul-de-sac location within easy reach of Hanley town centre and other amenities.
* The property briefly comprises: Entrance Hall, Living Room, Kitchen and W.c to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
* Benefiting from Upvc double glazing and gas fired central heating.
* Low maintenance gardens to both the front and rear.
* The property may be of interest to landlords / investors or potentially first time buyers.
* Offered For Sale with No Upward Chain involved.





Offers Over £100,000

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Leek - 01538 383344

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BURY & HILTON











General Information

Entrance Hall
Stairs off. Radiator.

Living Room 12'0" x 10'11" (3.66m x 3.33m)
Radiator. Fire place.

Kitchen 10'11" x 10'0" (3.33m x 3.05m)
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven. Wall mounted boiler. Radiator. Rear door.

W.c
W.c.

Landing Area
Loft access.

Bedroom 12'0" x 10'11" (3.68m x 3.33m)
Radiator.

Bedroom 12'2" x 10'0" (3.73m x 3.05m)
Radiator.

Bedroom 12'7" x 6'5" (3.86m x 1.98m)
Radiator.

Bathroom 6'8 x 5'2 (2.03m x 1.57m)
Bath. W.c. Wash basin. Radiator.

Outside
Enclosed rear yard area.

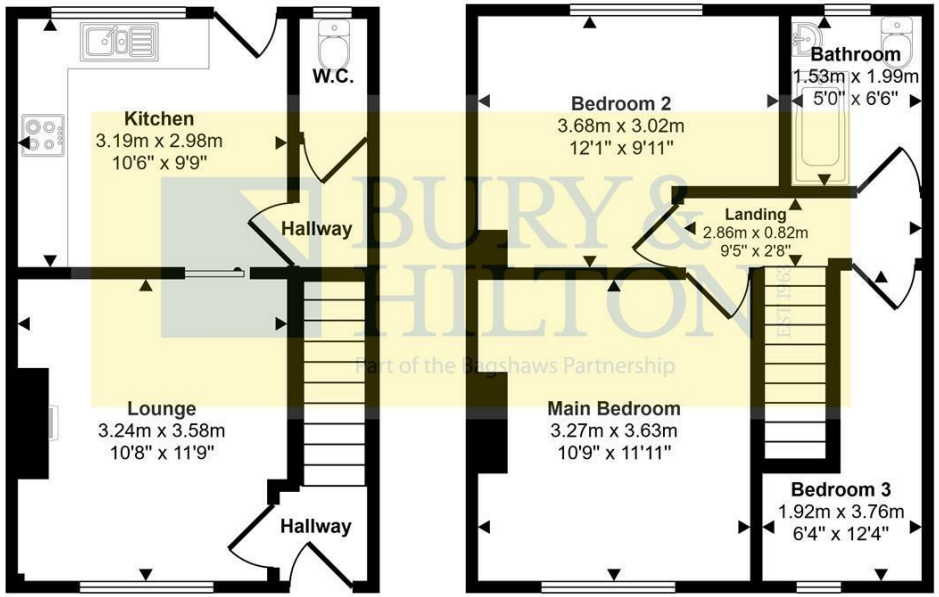
Viewing
Strictly by prior appointment with Bury & Hilton 01538 383344

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale
The property is offered for sale by private treaty.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Approx Gross Internal Area
65 sq m / 696 sq ft



Ground Floor
Approx 28 sq m / 305 sq ft

First Floor
Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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Land • Property • Livestock

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