

Kirk Street Smallthorne Stoke-On-Trent ST6 1LG



Offers In Excess Of £95,000

First time buyers, couple's and investors this one's for you  
So grab your phone and call to view  
A well presented terrace in popular Smallthorne, near the shops  
Available at a great price, you really want to stop  
There's TWO DOUBLE BEDROOMS to rest your head  
And a rear yard, about the house there's lots to be said  
So don't waste your time looking around  
Beautiful homes such as this aren't easily found!

Nestled on Kirk Street in the popular area of Smallthorne, this well-presented mid-terrace house offers a delightful living experience. With two inviting reception rooms, including a comfortable sitting room and a spacious lounge, this property is perfect for both relaxation and entertaining. The fitted kitchen is practical and functional, providing ample space for culinary pursuits. The ground floor bathroom adds convenience, making daily routines effortless. Upstairs, you will find two well-proportioned bedrooms, ideal for a small family or those seeking extra space for guests or a home office. Useful loft.

This home benefits from double glazing and central heating, ensuring warmth and comfort throughout the year. The rear yard offers a private outdoor space. Situated in a convenient location, this property is close to local amenities, making daily errands and leisure activities easily accessible. With no upward chain, this home is ready for you to move in without delay.

We highly recommend viewing this lovely property to fully appreciate its charm and potential. Whether you are a first-time buyer or looking to downsize, this terraced house is a wonderful opportunity not to be missed.

#### Sitting Room

11'2" into alcove x 10'1" (3.41 into alcove x 3.09)

Upvc door and double glazed window to the front aspect.  
Cupboards housing meters. Radiator.



#### Lounge

11'1" x 11'1" (3.40 x 3.38)

Double glazed window to the rear aspect. Feature surround inset and hearth. Radiator. Useful storage cupboard. Access to the stairs to the first floor.

#### Kitchen

10'7" x 6'5" (3.24 x 1.96)

Fitted kitchen with a range of wall mounted units, worktops

incorporating drawers and cupboards below. Stainless steel inset sink with single drainer, mixer tap. Part tiled splash backs. Space for appliances. Extractor hood. Radiator. Double glazed window.



#### Lobby

Cupboard housing boiler. Side door access.

#### Bathroom

7'0" x 6'0" (2.14 x 1.85)

White suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Tiled walls and floor. Double glazed window. Radiator.

#### First Floor

##### Landing

With useful storage cupboard. Stairs to the loft.

##### Bedroom One

11'1" into alcove x 10'1" (3.39 into alcove x 3.08)  
Double glazed window. Radiator.



## Bedroom Two

10'11" x 6'0" into alcove (3.34 x 1.85 into alcove)



## Loft

10'11" x 7'7" plus eaves (3.34 x 2.33 plus eaves)

Two sky lights. Radiator.

## Externally

Rear yard with pedestrian access.

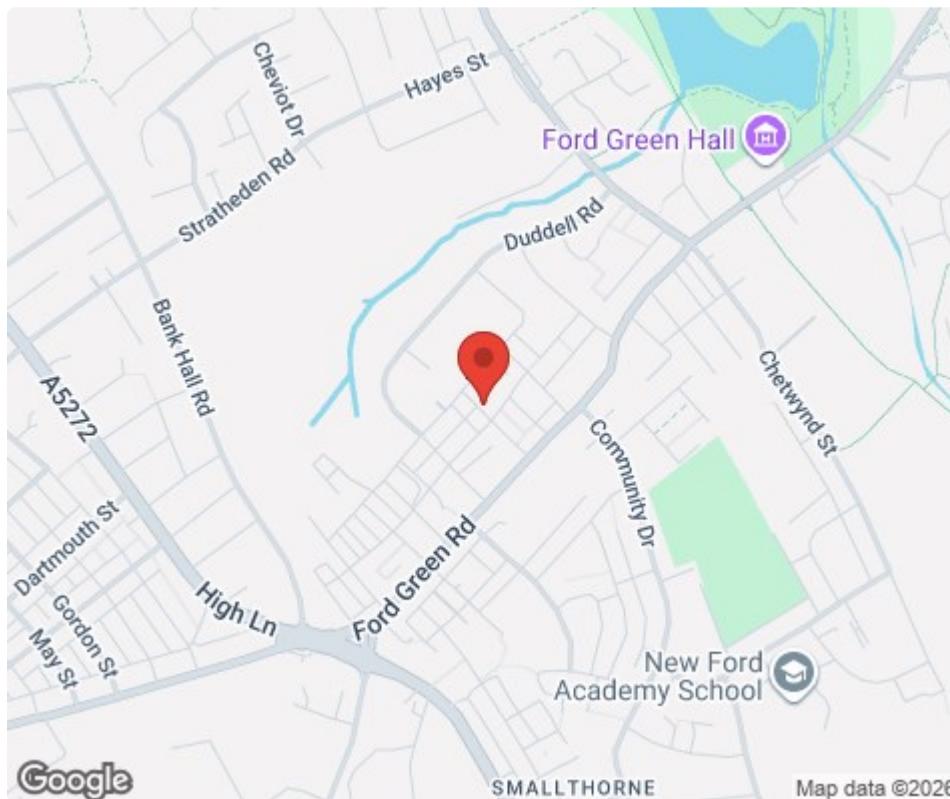


Approx Gross Internal Area  
80 sq m / 861 sq ft



□ Denotes head height below 1.5m

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.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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