

## Northwood Park Road Northwood Stoke-On-Trent ST1 2DS



**Offers In The Region Of £120,000**

An end-terrace home with stories to tell,  
Two cosy bedrooms where comfort dwells.  
A tenant in situ, settled and true—  
A ready-made investment waiting for you  
If you think you like it but want to make sure -  
Ring DEBRA TIMMIS ESTATE AGENTS and we'll give you a tour!

Perfectly located on Northwood Park Road, Northwood, this charming end terrace house presents an excellent opportunity for investors. Currently tenanted, the property is being sold with the tenant in situ, making it an ideal choice for those looking to expand their rental portfolio.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The well-presented fitted kitchen is a highlight, offering ample space for culinary pursuits, while the convenient ground floor bathroom adds to the practicality of the home.

Upstairs, you will find two generously sized double bedrooms, providing comfortable living spaces for residents. The property benefits from double glazing and central heating, ensuring warmth and energy efficiency throughout the year.

Outside, the rear yard offers a private area for outdoor enjoyment, complemented by a garage/workshop that provides additional storage or workspace options.

Situated within easy reach of local amenities and key commuter roads, this property is not only well-connected but also offers a sense of community. Viewing is highly recommended to fully appreciate the potential this home has to offer. Whether you are a seasoned investor or new to the rental market, this end terrace house is a promising opportunity not to be missed.

#### Entrance Hall

Double doors with access to a composite door. Spacious hallway with stairs to the first floor.

#### Sitting Room

13'1" x 12'0" into alcove (4.00 x 3.68 into alcove)  
Double glazed window to the front aspect. Radiator.

#### Lounge

15'8" into alcove x 13'8" (4.79 into alcove x 4.19)  
Two double glazed windows. Two radiators. Useful storage cupboard.

#### Kitchen

10'10" x 8'6" (3.31 x 2.61)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob and built-in oven. Extractor hood. Plumbing for automatic washing machine. Stainless steel sink with single drainer and mixer tap. Feature radiator. Double glazed window.



#### Lobby

Side door access. Composite door to the side aspect.

#### Bathroom

8'5" x 7'1" (2.57 x 2.17)

Coloured suite comprises, panelled bath, pedestal wash hand basin and low level WC. Tiled walls. Two single glazed windows.





## First Floor

### Landing

Double glazed window. Loft access. Store cupboard.

### Bedroom One

15'0" into robe x 13'2" (4.59 into robe x 4.03)

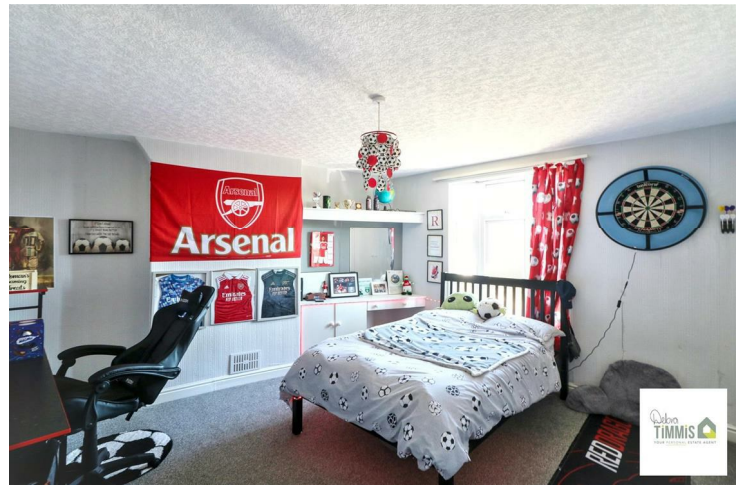
Built-in wardrobes. Radiator. Double glazed window.



### Bedroom Two

13'9" x 9'9" to robe (4.20 x 2.99 to robe)

Double glazed window. Radiator. Built-in wardrobes. Gas central heating boiler.



### Externally

Enclosed rear yard with pedestrian access. Attached garage/workshop with up and over door.

### Agents Notes

Due to the angle of the property there are irregular shaped rooms, so all measurements are approximate. Any interested parties are to take there own measurements for carpets ect.

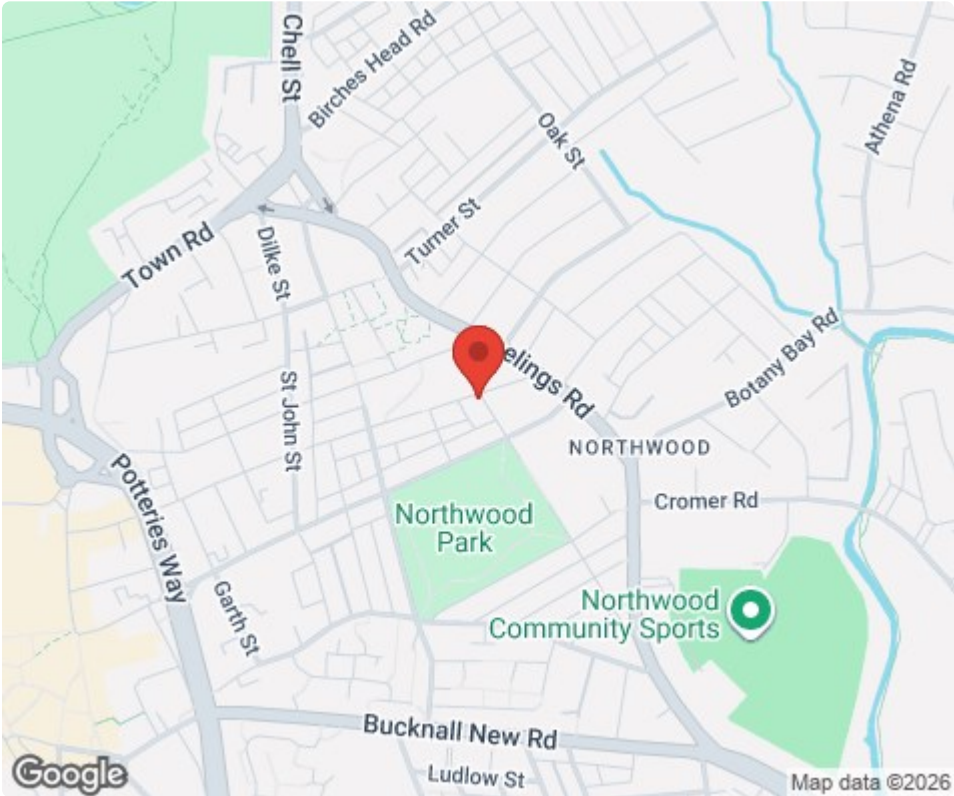




Approx Gross Internal Area  
110 sq m / 1182 sq ft



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.



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                                   |         | 75                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 53      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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