



## Hazelhurst Street, Joiners Square

Stoke-On-Trent, Staffordshire, ST1 3HG

£80,000





**THE PERFECT STARTER HOME** - We instantly felt at home when we stepped inside this two bedroomed mid townhouse which is conveniently located for Hanley town centre and Staffs university. This neat and tidy home would make the perfect home for any first time buyer or buy-to-let investor alike but don't just take our word for it, come and take a look for yourselves! Internally the accommodation briefly comprises; Entrance hallway, lounge, kitchen, utility room, sun room, landing, two bedrooms & bathroom.

## Front



Gated forecourt to front.

## Entrance Hallway

Electric heater and door to front.

## Lounge

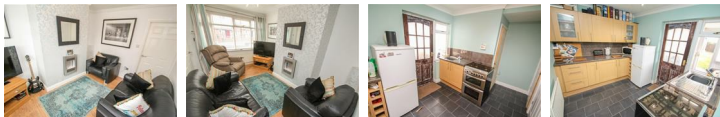
9'10 x 12'11 (3.00m x 3.94m)



Radiator, inset fire and double glazed bay window to front.

## Kitchen

13'3 x 8'5 max (4.04m x 2.57m max)



Range of wall and base units with preparation work surfaces over incorporating sink/drainage. Cooker with gas hobs and space for a freestanding fridge/freezer. Radiator and under-stairs storage cupboard.

## Utility Area

2'11 x 4'11 (0.89m x 1.50m)

Wall mounted boiler and plumbing for an automatic washing machine.

## Sun Room

9'8 x 8'7 (2.95m x 2.62m)



UPVC french doors to rear.

## Landing

## Master Bedroom

9'10 x 13' (3.00m x 3.96m)



Radiator and double glazed window to front.

## Bedroom Two

6'11 x 8'8 (2.11m x 2.64m)



Radiator and double glazed window to rear.

### **Shower Room**

5'11 x 5'6 (1.80m x 1.68m)



White three piece suite comprising; W.C, wash hand basin and shower cubicle. Radiator, fully tiled walls and double glazed window to rear.

### **Rear**



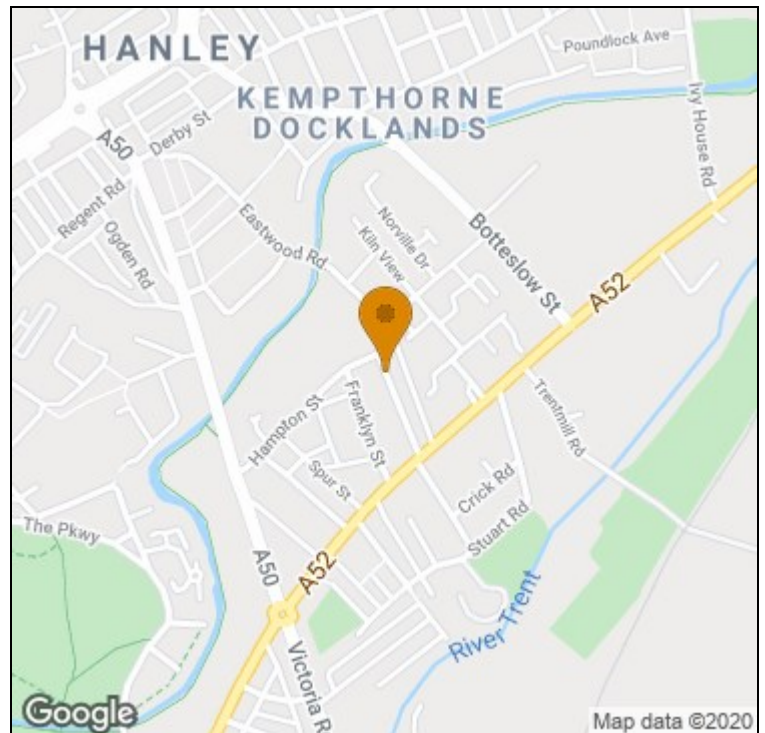
Enclosed rear garden, mainly laid to lawn with slabbed parking space and a shed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



t: 01782206713 e: r.norton@goodchilds-uk.com

[www.goodchilds-uk.com](http://www.goodchilds-uk.com)