

**£80,000**

**12 Lovatt Street, Stoke, ST4 7RL**



- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- UPSTAIRS BATHROOM
- SPACIOUS REAR YARD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- GREAT BTL OPPORTUNITY
- VIEWING RECOMMENDED

Two bedroom end of terrace house that requires updating. Two double bedrooms, two reception rooms, kitchen, upstairs bathroom and spacious rear yard. Great buy to let opportunity. Viewing is recommended! No upward chain!

# 12 Lovatt Street, Stoke, ST4 7RL

## FIRST RECEPTION ROOM

3.35m x 3.14m (10'12" x 10'4")  
uPVC front door and double glazed window.  
Central heating radiator.

## SECOND RECEPTION ROOM

3.56m x 3.35m (11'8" x 10'12")  
uPVC window. Central heating radiator. Stairs  
to first floor.

## KITCHEN

3.80m x 1.86m (12'6" x 6'1")  
A range of wall and base units with stainless  
steel sink and integrated oven/grill with  
overhead extractor. uPVC window, uPVC back  
door to rear garden. Central heating radiator.

## STAIRS AND LANDING

Access to all bedrooms and bathroom. Boiler  
cupboard with storage space.

## BATHROOM

2.80m x 1.87m (9'2" x 6'2")  
Low level w/c, hand wash basin, panelled bath,  
vinyl flooring. Central heating radiator, uPVC  
window.

## BEDROOM ONE

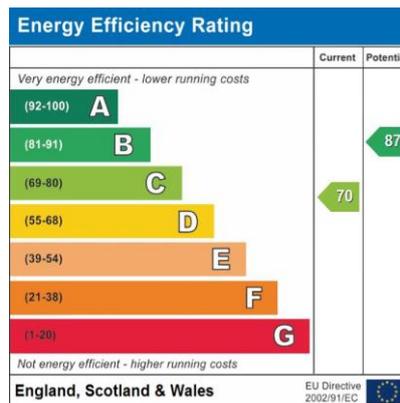
3.37m x 3.14m (11'1" x 10'4")  
uPVC window. Central heating radiator.

## BEDROOM TWO

3.63m x 2.19m (11'11" x 7'2")  
uPVC window. Storage space. Central heating  
radiator.

## EXTERNALLY

On road parking to the front of the property. A  
spacious rear garden.









**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.