

DALE COLLINS

£110,000

Aynsley Road, Shelton, ST4 2RA



- EXCELLENT HMO OPPORTUNITY
- FULL RENOVATION REQUIRED
- CASH BUYERS SOUGHT
- THREE RECEPTION AREAS
- THREE BEDROOMS
- KITCHEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- SUPERB LOCATION WITH VIEWS

PRIME RENOVATION/HMO OPPORTUNITY. Three bedroom substantial town house, overlooking Hanley Cemetery. Close to Shelton, Hanley, Stoke and good access for A500. Three reception areas, kitchen, shower room. Rear yard with pedestrian access. **CASH BUYERS SOUGHT.**

Aynsley Road, Shelton, ST4 2RA

ENTRANCE HALLWAY

3.70m x 0.80m (12'2" x 2'7")

Entrance into the property is via front UPVC porch leading to timber inner door and on into the hallway. Stairs off to the first floor accommodation. Doorway through to the rear reception.

FRONT RECEPTION

3.28m x 3.20m (10'9" x 10'6")

UPVC bow window, wall mounted radiator, central brick fireplace housing wood-burner style electric fire. Timber floorboards. Archway between the front and rear reception could be partitioned to form separate reception areas, or create a ground floor bedroom.

REAR RECEPTION

4.26m x 3.42m (13'12" x 11'3")

Fitted carpet, wall mounted radiator set within bay window. Doorway through to third reception.

THIRD RECEPTION

3.03m x 2.80m (9'11" x 9'2")

Ideal as a communal dining area, being adjacent to the kitchen. The third reception has attractive wood panelling, timber framed bay window, door down to cellar.

CELLAR

Not inspected.

KITCHEN

2.67m x 2.45m (8'9" x 8'0")

Range of fitted wall and base units. Laminate worktop, inset sink and drainer. Electric oven with gas hob. Timber window overlooking the side of the rear garden area. Doorway to rear garden.

STAIRS AND LANDING

4.23m x 1.53m (13'11" x 5'0")

Stairs up to the gallery landing, with fitted carpet, original balustrade, doors off to the three bedrooms, family bathroom and large storage cupboard - ideally positioned for a flight of stairs up to an attic conversion to create more bedroom accommodation.

BEDROOM ONE

4.43m x 3.30m (14'6" x 10'10")

Large double room that could be split into two rooms. Two timber framed windows overlooking the front of the property, over the green space of Hanley Cemetery. Wall mounted radiators.

BEDROOM TWO

4.23m x 2.70m (13'11" x 8'10")

A nicely proportioned double room with fitted wardrobe, fitted carpet, wall mounted radiator. Window overlooking the rear of the property.

BEDROOM THREE

2.80m x 2.30m (9'2" x 7'7")

A single room with fitted carpet, window overlooking the rear garden, wall mounted radiator.

SHOWER ROOM

1.91m x 1.40m (6'3" x 4'7")

Clad walls in gloss white panels, wc, wash hand basin in vanity unit, shower cubicle. Wall mounted radiator. UPVC double glazed window.

OUTSIDE AREAS

The property has a pretty forecourt garden area, whilst to the rear is a yard with brick boundary wall and pedestrian access with secured gate.

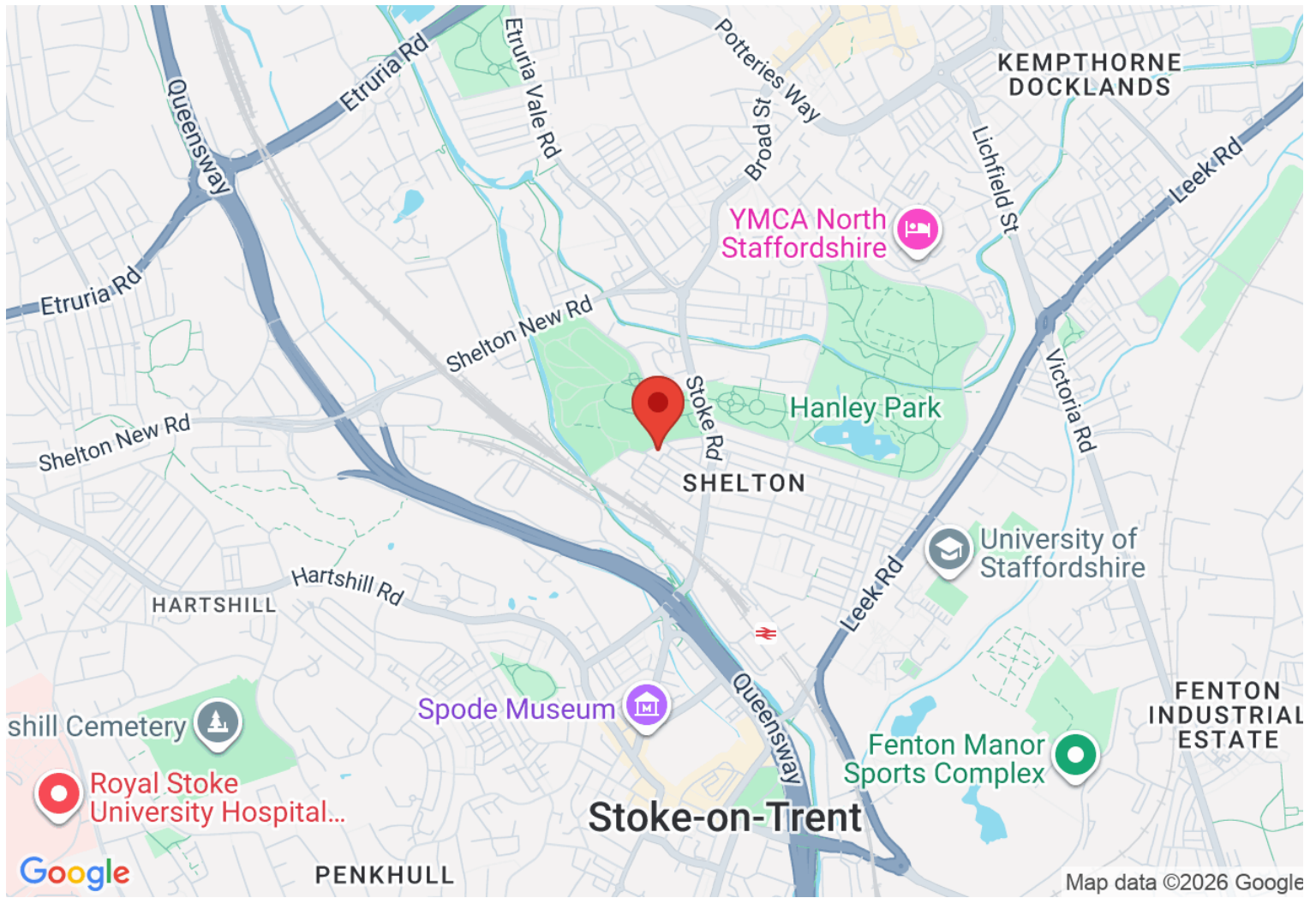








Location



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.