



44 Colville Street
Stoke-On-Trent



**BURY &
HILTON**
EST 1963

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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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44 Colville Street

Stoke-On-Trent
Staffordshire
ST4 3LB

- * A very well presented two bedroom mid-terrace situated on a popular residential street and offering easy access to the A50, Hanley & Longton town centres and all amenities.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises comprises: Dining Room, Living Room, Kitchen and Utility Area to the ground floor. Two double Bedrooms and an excellent sized Bathroom to the first floor.
- * Enclosed yard area to the rear aspect with storage shed.
- * The property may be of interest to landlords and first time buyers.
- * Offered with No Upward Chain involved.



Offers In The Region Of £99,950



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General Information

Dining Room 10'11 x 11'8 (3.33m x 3.56m)
Radiator. Laminate flooring. Coving.

Living Room 11'8 x 11'8 (3.56m x 3.56m)
Radiator. Laminate flooring. Fire place and surround. Coving.

Kitchen 11'11 x 6'8 (3.63m x 2.03m)
Wall and base units. Stainless steel sink unit with drainer, rinsor bowl and mixer tap. Cooker point. Plumbing point. Laminate flooring.

Utility Room
Rear door. Wall mounted boiler. Laminate flooring.

First Floor

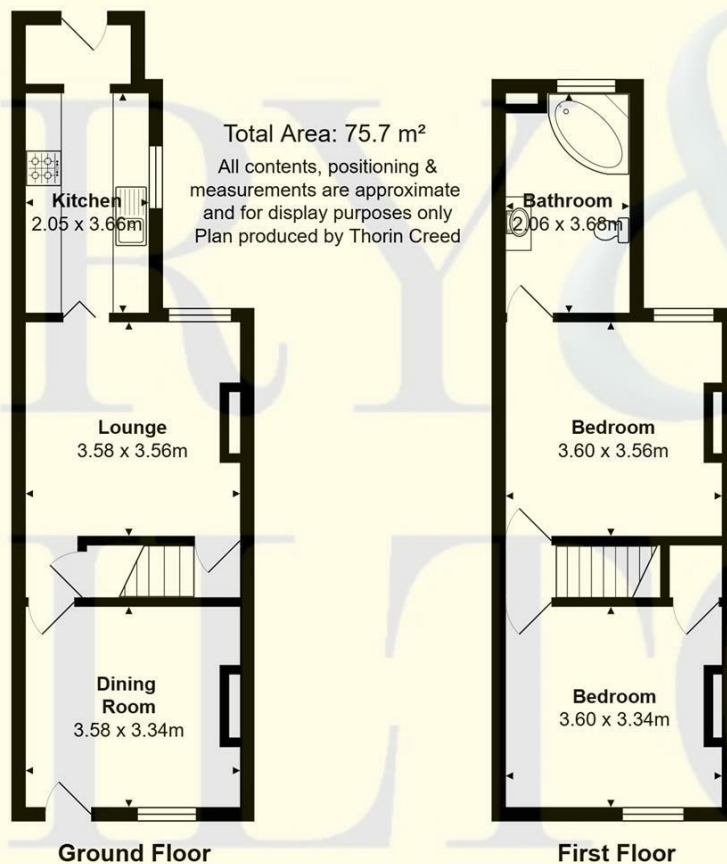
Bedroom 11'9 x 11'1 (3.58m x 3.38m)
Radiator. Storage cupboard.

Bedroom 11'8 x 11'9 (3.56m x 3.58m)
Radiator.

Bathroom 11'11 x 6'9 (3.63m x 2.06m)
Corner bath with feeder shower. W.c. Wash basin with storage unit below. Radiator.

Outside
Enclosed rear yard area with storage shed.





Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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