



17 Southern Way

Smallthorne, Stoke-On-Trent, ST6 1PX

Step over to the SOUTH side and jump on the property ladder with this spacious townhouse on SOUTHERN Way. Ideal for anyone looking to purchase their first home or investors looking to extend their portfolio, this property is located in the popular area of Smallthorne close to local amenities and schooling. The accommodation comprises of lounge, kitchen/diner, two double bedrooms and family bathroom. Externally there is a fully enclosed rear garden. Sold with No Upward Chain this property is ready and waiting for a new owner, so step over to SOUTH side and call and book a viewing today.

Asking price £74,950

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- SPACIOUS TOWHOUSE
- TWO DOUBLE BEDROOMS
- POPULAR AREA
- LOUNGE
- FAMILY BATHROOM
- NO UPWARD CHAIN
- KITCHEN/DINER
- ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Porch

A double glazed sliding entrance door leads into the porch.

Entrance Hall

A wooden entrance door coupled with single glazed window leads from the porch. Stairs to the first floor. Radiator.

Lounge

14'6" x 12'0" (4.43 x 3.67)

A double glazed window overlooks the front aspect. Feature electric fire. Radiator.

Kitchen/Diner

A double glazed window overlooks the rear aspect coupled with a double glazed access door. Fitted with a range of

wall and base storage units with inset composite sink unit and side drainer. Gas cooker point. Space for fridge/freezer and plumbing for washing machine. Three storage cupboards, one houses combi boiler. Radiator.

FIRST FLOOR

First Floor Landing

Bedroom One

12'0" x 9'7" (3.66 x 2.93)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes and radiator.

Bedroom Two

11'5" x 10'3" (3.49 x 3.13)

A double glazed window overlooks the rear aspect. Fitted

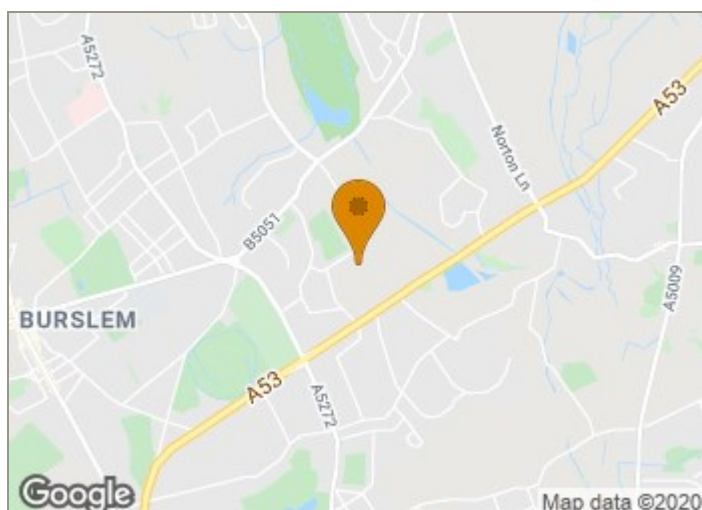
with a range of wardrobes with original airing cupboard behind the wardrobe. Radiator.

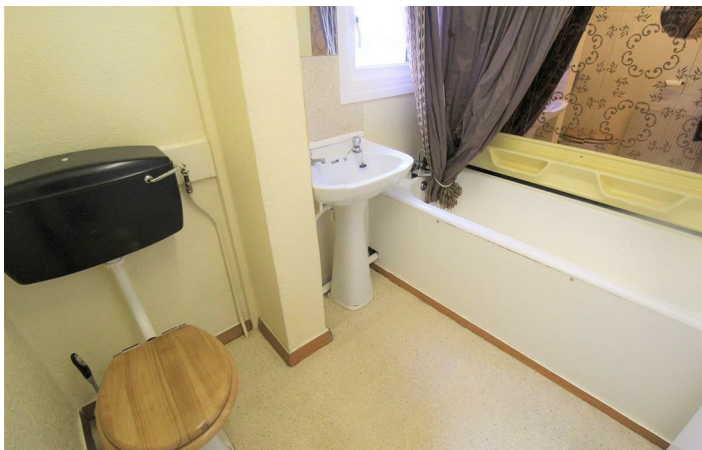
Bathroom

A double glazed window overlooks the rear aspect. Fitted with a panelled bath, low level W.C and wash hand basin. Partly tiled walls and radiator.

Exterior

To the front there is a paved pathway leading to the entrance and a lawned area with inset flower beds and shrubbery. To the rear there is a paved patio, lawned area and garden shed. Access gate to the rear of the property.





Floor Plan



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.
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