



## 9 Wayte Street Hanley, Stoke-On-Trent, ST1 5DU

Tick tock, tick tock! Are you tired of the WAYTE! For that perfect first property to get you on the property ladder, or that ideal new addition to your property portfolio! Well the WAYTE is over as I have to offer you this well presented mid terraced property on WAYTE Street! Ideally located to Hanley town centre close to local amenities and excellent commuter links. This traditional mid terraced property sold with no upward chain is ready for a new owner, comprising lounge, dining room/bedroom three, fitted kitchen, ground floor bathroom and two double bedrooms to the first floor. Externally there is a gated rear courtyard. The clock has struck and your WAYTE is finally over, call and book your viewing today!

**Asking price £65,000**

# 9 Wayte Street

## Hanley, Stoke-On-Trent, ST1 5DU



- WELL PRESENTED TERRACED
- DINING ROOM/BEDROOM THREE
- COURTYARD TO REAR
- EXCELLENT RENTAL

- LOUNGE
- TWO DOUBLE BEDROOMS
- CLOSE TO TOWN CENTRE

- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- NO UPWARD CHAIN

### GROUND FLOOR

#### Entrance Hall

10'5" x 2'10" (3.20 x 0.88)

The property has a glazed entrance door to the front aspect. Tiled flooring.

#### Lounge

13'1" x 12'2" (3.99 x 3.71)

A double glazed window overlooks the rear aspect. Under stairs storage cupboard. Television point and radiator.

#### Dining Room/Bedroom Three

10'2" x 9'8" (3.11 x 2.97)

A double glazed window overlooks the front aspect. Radiator. Currently being used as a third bedroom.

#### Kitchen

8'9" x 6'4" (2.67 x 1.94)

A double glazed window overlooks the

stainless steel sink unit and side drainer. Integrated electric oven and hob over with cooker hood above. Coordinating work surface areas and partly tiled walls. Space for fridge/freezer and washing machine.

rear aspect. Storage cupboard. Radiator.

#### Rear Hall

A double glazed access door leads out on to the rear courtyard. Wall mounted central heating boiler.

#### Bathroom

6'5" x 4'4" (1.97 x 1.33)

A double glazed window overlooks the side aspect. Fitted with a suite comprising panelled bath, low level W.C and wash hand basin. Ladder style towel radiator.

#### Bedroom Two

13'0" x 10'5" (3.98 x 3.19)

A double glazed window overlooks the front aspect. Radiator.

### FIRST FLOOR

#### Bedroom One

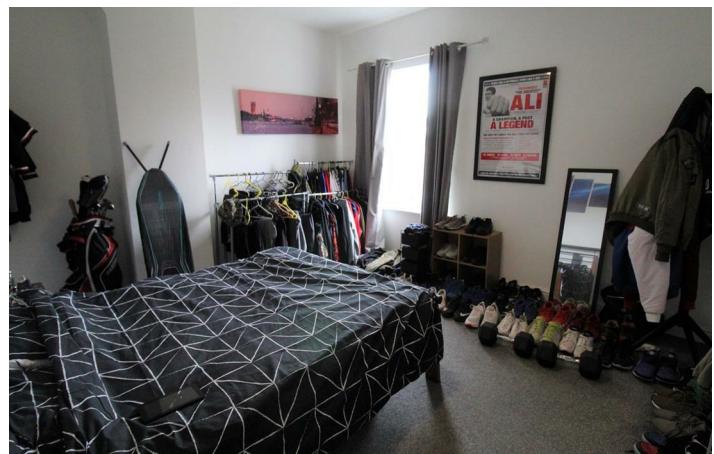
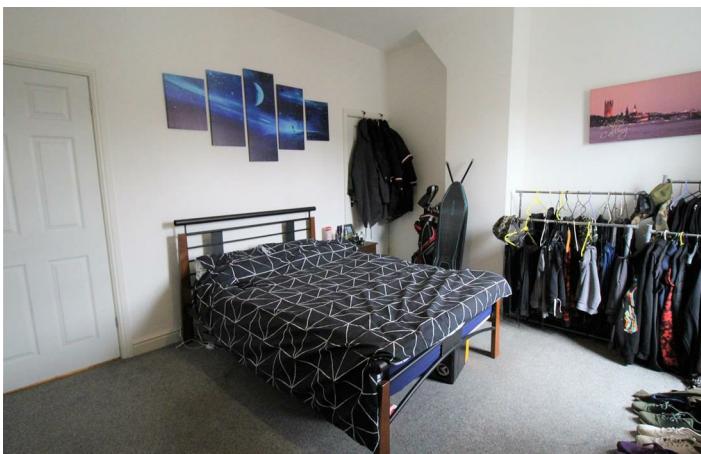
13'0" x 12'2" (3.98 x 3.72)

A double glazed window overlooks the

### EXTERIOR

To the rear there is a courtyard, brick built out house and gated access to rear.





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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