



- **Modernised Two Bed Terrace**
- **Long Kitchen and Large Rear Yard**
- **Potential Income £475.00 pcm**
- **Gas Central Heating, Double Glazing**
- **EPC Awaited**
- **Ask an adviser to book your viewing**



**41 Lower Mayer Street, Hanley**  
Stoke-On-Trent, ST1 2ED

**£77,950**

## Description

A two bed roomed modernised terrace property situated close to Hanley Town Centre and Northwood Park. This modernised property benefits from gas central heating and double glazing and a large rear yard. Accommodation comprises living room, dining room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is a large enclosed paved yard with pedestrian access. Ideal for occupation or investment with a potential rental income of £475 per calendar month.

## Ground Floor

### **Dining Room** 11' 4" x 11' 2" (3.46m x 3.41m)

With carpeted floor, radiator, power points, window to front with fitted blinds.

### **Living Room** 15' 1" x 11' 5" (4.61m x 3.47m)

With carpeted floor, radiator, Power Point, aerial point, feature half, built-in storage cupboard and stairs off.

### **Kitchen** 15' 11" x 5' 9" (4.84m x 1.74m)

A Long Kitchen with fitted kitchen wall and base units in white, granite effect surfaces over. Part tiled walls and tile effect floor. Includes integrated cooker hob and extractor hood, power points, radiator, washer point and PVCu door to rear.

### **Bathroom** 7' 9" x 5' 9" (2.37m x 1.74m)

Fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower over. Part tiled walls and carpeted floor. Includes radiator.

## First Floor

### **Bedroom 1** 11' 2" x 11' 4" (3.41m x 3.46m)

With carpeted floor, radiator, power points.

### **Bedroom 2** 11' 10" x 11' 5" (3.60m x 3.47m)

With carpeted floor, radiator, power points and built-in cupboard.

## Outside

To the rear is enclosed paved yard with pedestrian access.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

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