



## 4 Beckett Avenue

| Stoke-On-Trent | ST3 6EB

Offers over £99,950

\*\*\* CALLING ALL PROJECT PEOPLE FANTASTIC OPPORTUNITY\*\*\*

We are pleased to present this three-bedroom terraced property in Stoke-on-Trent, Staffordshire.

The property consists of – Lounge, Kitchen, Garden room , Bathroom, 3 Bedrooms. This property is perfect for someone looking to invest into property or a first time buyer looking to purchase their first home, it has great potential to be turned into a fabulous home!

This property offers well-proportioned accommodation across two floors. It is located close to local shops and transport links.

Call the office today to get a viewing secured before this property goes!!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Lounge

13'0" x 11'9"

The lounge has wooden flooring and a front aspect window

## Kitchen

13'0" x 11'9"

The kitchen is fitted with a sink and built in storage space.

## Garden room

8'3" x 5'8"

This small double aspect room leads out to the rear garden.

## Bathroom

9'6" x 7'5"

he bathroom is equipped with traditional fittings including a toilet, basin, and bath.

## bedroom 1

15'1" x 10'6"

The main bedroom is a generously sized with wooden floors and two front aspect windows.

## Bedroom 2

12'3" x 8'4"

Bedroom 2 is a good sized double with wooden floors throughout and a rear aspect window.

## Bedroom 3

8'11" x 8'5"

This is a single bedroom with wooden flooring and a rear aspect window.

## Garden

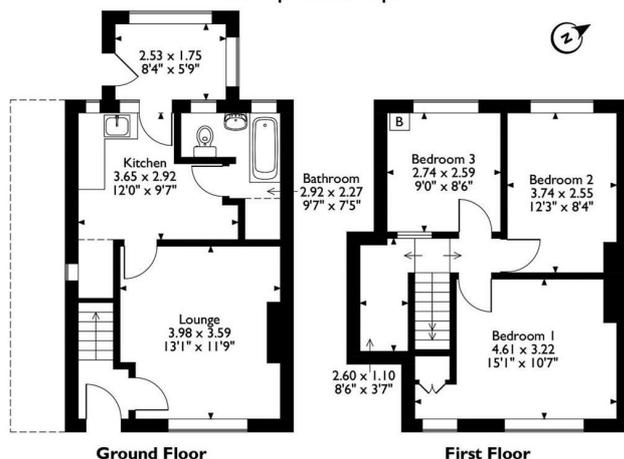
– At the front of the property there is a small, enclosed garden. The rear garden is reached via the garden room and is fully enclosed ensuring privacy.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



### Beckett Avenue, Stoke-on-Trent, Staffordshire Approximate Gross Internal Area 75 Sq M/807 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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