



- **Three Bed Student Investment Property**
- **Passing rental of £105.00 per room inc bills**
- **EPC Band C Rating 71, Council Tax A**
- **Close to University**
- **Modernised, Central Heated and Double Glazed**
- **Ask an adviser to book your viewing**



85 Thornton Road, Stoke-On-Trent
Stoke-On-Trent, ST4 2BD

£125,000

Description

A three bedroom terraced property situated close to Stafford University. The property benefits from gas central heating and double glazing throughout and has been fully modernised. Comprises hallway, bedroom, living room, kitchen and bathroom ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. Currently rented until summer 2026 at the passing rental of £105.00 per room inc bills

Ground Floor

Hallway

With laminate floor, radiator, door to front.

Bedroom 1 7' 9" x 11' 2" (2.35m x 3.40m)

With carpeted floor, radiator, Power Point.

Living Room 11' 2" x 12' 7" (3.40m x 3.84m)

With laminate floor, radiator, Power Point, built-in cupboard, stairs off.

Kitchen 12' 8" x 6' 3" (3.87m x 1.90m)

Modern fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and tiled floor. Includes cooker point, Power Point.

Rear Hall

With tiled floor, tiled walls and washer point. Door to rear.

Bathroom 8' 5" x 6' 6" (2.56m x 1.99m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower and screen over. Fully plastercised walls and ceiling, tiled floor. Includes radiator and extractor fan.

First Floor

Bedroom 2 11' 7" x 11' 9" (3.53m x 3.57m)

With carpeted floor, radiator, Power Point.

Bedroom 3 12' 4" x 11' 7" (3.75m x 3.53m)

With carpeted floor, radiator, Power Point.

Outside

Enclosed paved yard with pedestrian access.

Furniture

Included in the Sales subject to level of Offer.

Rent

£105 per week per room inc utility bills,

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.

Viewings strictly by appointment only

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Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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