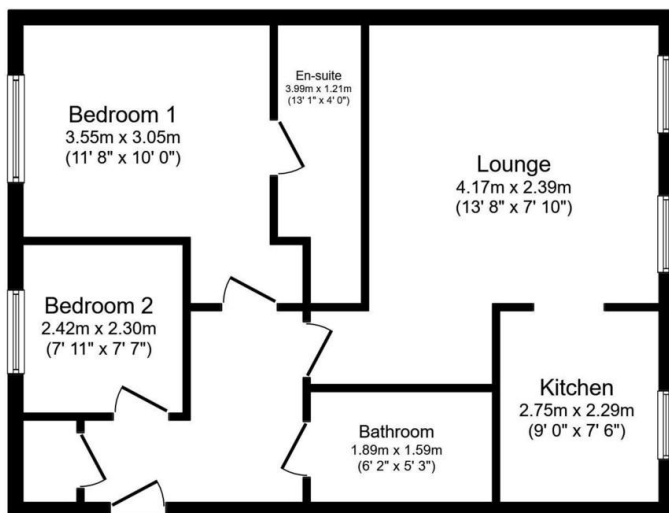


# heywoods



Archers Walk  
, Stoke-on-Trent, ST4 6JT

Asking Price Of £122,500



**Floor Plan**

Total floor area 63.0 sq. m. (678 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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This recently two-bedroom apartment is conveniently situated for the North Staffs Hospital Complex and just across the road from the Springfield Retail Park, catering for every need. Good road links give access to Newcastle and the Potteries. The property enjoys well-proportioned rooms including separate kitchen and lounge, the kitchen having integrated appliances, the master bedroom has an en suite shower room, there is a good sized second bedroom and bathroom to complete the specification. Gas central heating and Upvc double glazing make this an excellent buy to let investors with a sitting tenant and a annual income of approx £6420pa.

## THE ACCOMODATION

**HALLWAY** Door to landing, intercom, radiator, store cupboard.

**BEDROOM 2** 7' 11" x 7' 6" (2.42m x 2.30m)  
Upvc window to side elevation, radiator

**BATHROOM** 6' 3" x 5' 10" (1.91m x 1.79m)  
Whited suite comprising, pedestal wash hand basin panelled bath. 1/2 tiled, extractor, radiator

**BEDROOM 1** 11' 7" x 10' 0" (3.55m x 3.05m) window to side elevation, single radiator.

**ENSUITE** 13' 1" x 3' 11" (3.99m x 1.21m)  
White suite comprising; low level wc, pedestal wash hand basin, shower cubical with mixer shower, radiator, extractor.

**LOUNGE** 13' 8" x 7' 10" (4.17m x 2.39m)  
French door to front elevation with Juliet balcony, radiator

**KITCHEN** 7' 6" x 9' 0" (2.29m x 2.75m)  
Window to front elevation, range of base and eye level units, gas hob and electric oven. Wall mounted gas central heating boiler, radiator

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements