



**Main Road
Wetley Rocks
Stoke-on-Trent
Staffordshire
ST9 0BG**

Offers in Excess of £55,000

bettermove

Main Road Stoke-on-Trent

Bettermove are proud to present this 2 bedroom first floor flat in Wetley Rocks available with no forward chain.

The property benefits from secondary glazing, Economy Seven electric heating and has on street parking available nearby. The council tax band is A.

This is a leasehold property with 965 years remaining on the lease; the ground rent is £1 per annum and there are no service charges.

The interior of this flat requires modernisation and upgrading throughout to bring it up to its full potential and comprises the spacious living room, two bedrooms, the fitted kitchen and shower room on the first floor. The property benefits from its own private access from the ground floor.

Located in the popular village of Wetley Rocks, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A520, the A52 and many local bus routes providing easy access into Stoke-on-Trent and Leek.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

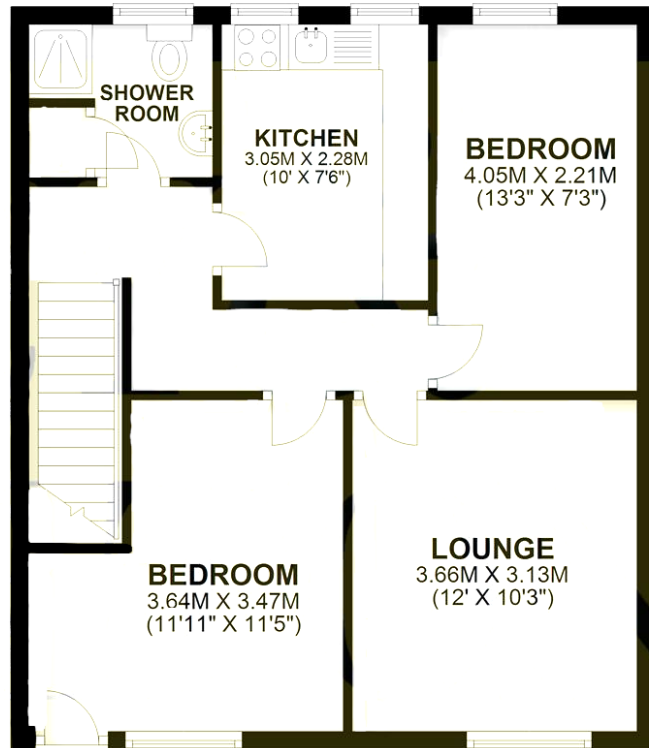
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys



FIRST FLOOR

APPROX. 52.4 SQ. METRES (564.3 SQ. FEET)



GROUND FLOOR

APPROX. 3.0 SQ. METRES (31.8 SQ. FEET)



TOTAL AREA: APPROX. 55.4 SQ. METRES (596.0 SQ. FEET)

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | | |
| (39-54) | E | 47 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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