



**Heyburn Crescent**  
Burslem, ST6 4DL

- A THREE BEDROOM END TOWN HOUSE
  - NO CHAIN
  - HALL, SPACIOUS LOUNGE/DINING ROOM
  - KITCHEN, LANDING
  - THREE DOUBLE BEDROOMS, BATHROOM
  - UPVC D/G, GCH
  - LANDSCAPED GARDENS
  - EASY ACCESS TO THE A500/A34
- £135,000**





## Property Description

### INTRO

Located within a popular tucked away location a three bedroom end town house offered For Sale with no chain, comprising, entrance hall, a spacious lounge/dining room, kitchen, landing, three bedrooms, a family bathroom. Externally gardens to the front and rear. UPVC double glazing & gas central heating. Leased Solar Panels on the Shade Greener Scheme. (applicants please make your mortgage advisor aware) The property is located with a cul de sac location with a pleasant view to the front. Access to all amenities is close by with good road links and Westport lake for Leisure & recreation. UPVC double glazing & gas central heating. No chain. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST6 4DL. Turn in to the Cul De Sac and the property can be found on the right hand side, as identified by our for sale sign.





#### ENTRANCE HALL

Entered through a UPVC door. Stairs to the first floor. Coat storage, radiator. Door to:

#### LOUNGE/DINER

25' 11" x 13' 10" (7.9m x 4.22m)

Bow window to the front elevation, window to the rear. Feature fireplace with gas fire. Two radiators. Door to:

#### KITCHEN

12' 2" x 7' 9" (3.71m x 2.36m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in oven, hob with extractor over. Space for fridge freezer, plumbing and space for washing machine. Tiled floor and part tiled walls. Storage cupboard and under stairs store area. Door to the rear giving access to the garden.



#### FIRST FLOOR LANDING

Cupboard housing the Vaillant combi gas central heating boiler. Access to loft. Doors to:

#### BEDROOM ONE

13' 2" x 10' 9" (4.01m x 3.28m)

Window to the front elevation. Fitted wardrobes. Radiator.

#### BEDROOM TWO

12' 3" x 8' 10" (3.73m x 2.69m)

Window to the rear elevation. Radiator.



#### BEDROOM THREE

10' x 5' 8" (3.05m x 1.73m)

Window to the front elevation. Radiator.

#### BATHROOM

Window to the rear elevation. White suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Chrome radiator.

#### EXTERNALLY

#### FRONT

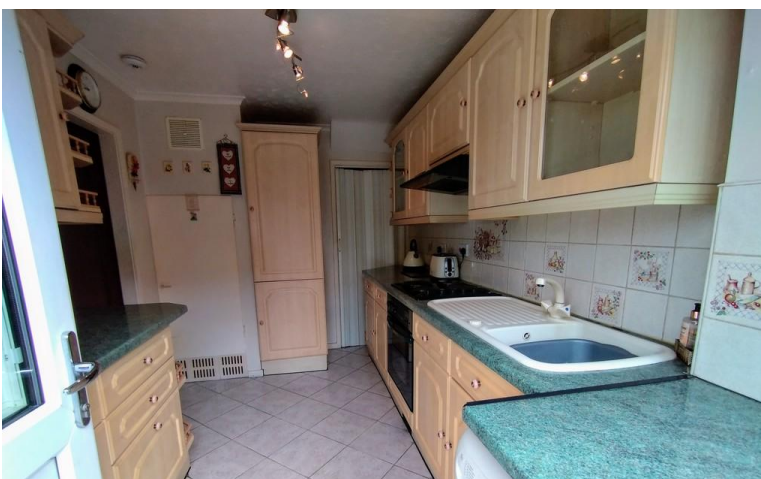
Behind a wall is a paved garden area. Potential to create off road parking, subject to permission.

#### REAR

South facing garden with a paved patio and shrub borders.

#### NOTE

Solar panels are installed at the property. We understand they are on the Shade Greener scheme. If applicants require a mortgage it is advised they make the mortgage company aware about the panels.





#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

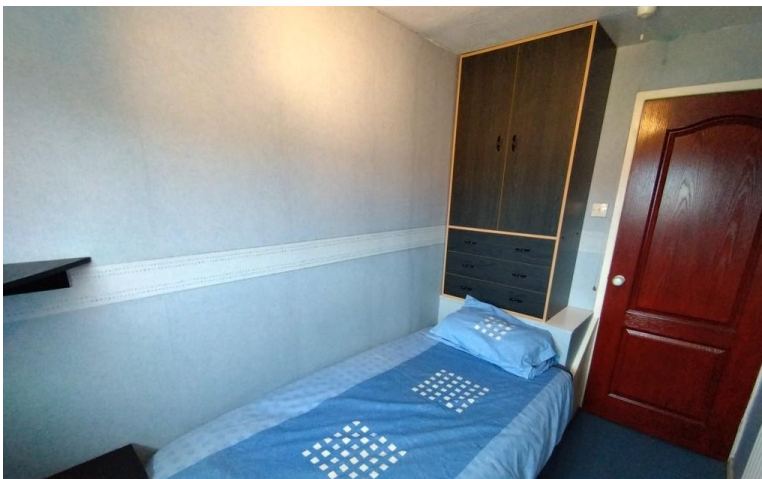


#### LOCAL AUTHORITY

Stoke On Trent City Council

#### COUNCIL TAX BAND A

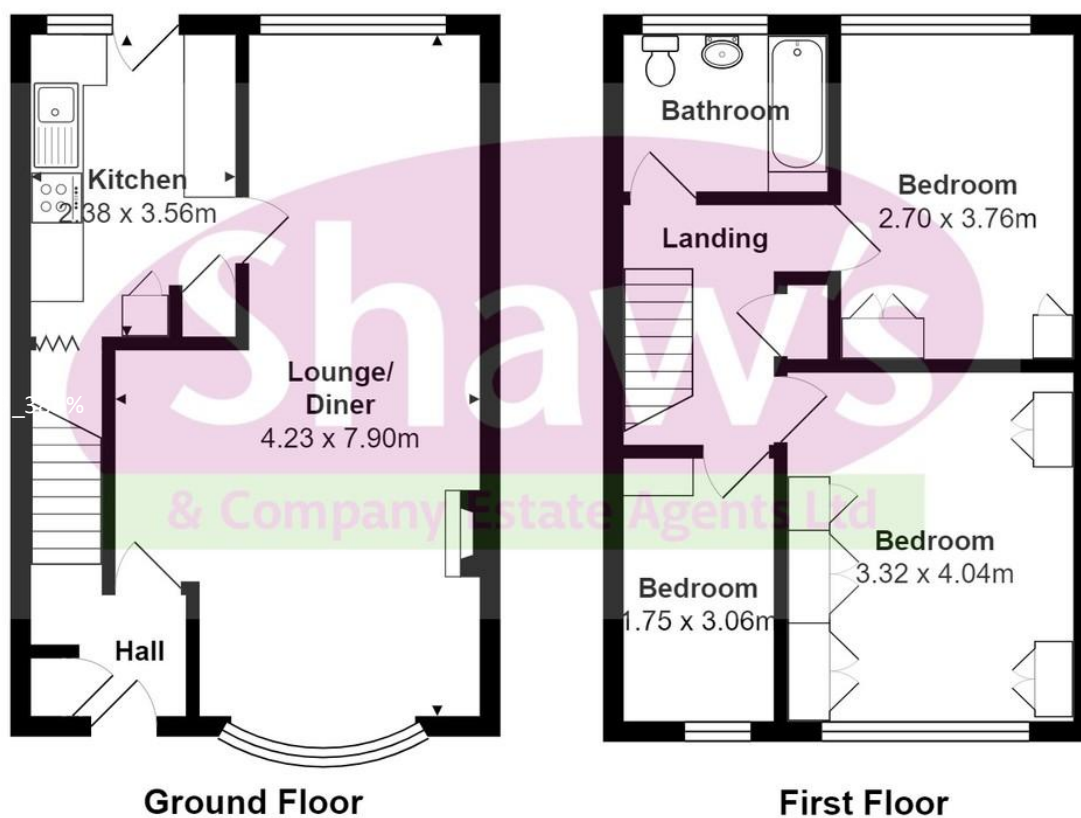
#### EPC RATING (PDF available online)







All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



Total Area: 83.3 m<sup>2</sup>

43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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