



Scotia Road Burslem, ST6 4HR

- A MID TERRACED HOUSE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- IDEAL INVESTMENT PURCHASE
- KITCHEN, GROUND FLOOR WETROOM
- 1ST FLOOR W.C
- UPVC D/G & GAS C/HEATING
- IDEAL LOCATION FOR AMENITIES

£75,000





Property Description

INTRO

ATTENTION INVESTORS! A two bedroom terraced house, new on the market with **NO CHAIN!** - Set in the heart of Burslem, and with further potential to update, the property comprises; Dining room, lounge, kitchen, rear hall, ground floor wet room, two bedrooms and a first floor W.C. UPVC double glazing and gas central heating from a Worcester Bosch combi boiler. A paved patio to the rear. Highly convenient location for shops, amenities and road links across the city. Opposite Dimensions Leisure Centre. Contact us today to get your viewings lined up!

DIRECTIONS

Please use postcode **ST6 4EZ** for Sat Nav/Google Maps. The property is situated opposite Dimensions Leisure Centre, as identified by our For Sale sign.

ACCOMMODATION



DINING ROOM

15' 0" x 10' 2" (4.57m x 3.1m)

UPVC front entrance door. Window to the front, radiator. Concealed cupboards with gas and electric meters. Electric consumer unit (requiring updating). Gas fire. Door to:

LOUNGE

14' 10" x 11' 11" (4.52m x 3.63m)

Window to the rear, radiator. Electric fire. Door to understairs storage cupboard. Door to staircase to the first floor.



KITCHEN

10' 4" x 7' 5" (3.15m x 2.26m)

Comprising a fitted suite with base and wall mounted cupboard units with worksurfaces above. Single drainer sink unit. Window to the side. Tiled floor. Radiator. Space and plumbing for a washing machine.

REAR HALL

Timer side/rear access door. Door to useful storage cupboard also housing Worcester Bosch gas combi boiler.

WET ROOM

7' 5" x 6' 1" (2.26m x 1.85m)

The wet room comprises a low level W.C, wash hand basin and electric Mira shower. Part tiled wall. Frosted window to the side. Sliding entrance door.



FIRST FLOOR LANDING

BEDROOM ONE

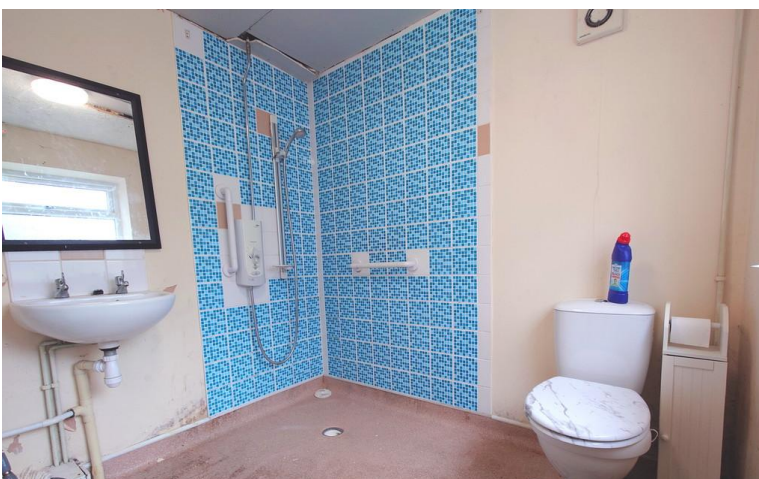
15' 1" x 10' 3" (4.6m x 3.12m)

Two windows to the front, radiator. Door to storage cupboard, also providing loft hatch.

BEDROOM TWO

12' 0" x 11' 9" (3.66m x 3.58m)

Window to the rear, radiator.



CLOAKS/W.C

6' 1" x 2' 11" (1.85m x 0.89m)

Low level W.C only, in need of repair/replacement.

EXTERNALLY

REAR GARDEN

A paved patio rear garden, enclosed by wall, and providing potential access to the rear alleyway.

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 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)

Current: Potential: (TBC)





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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 and 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