

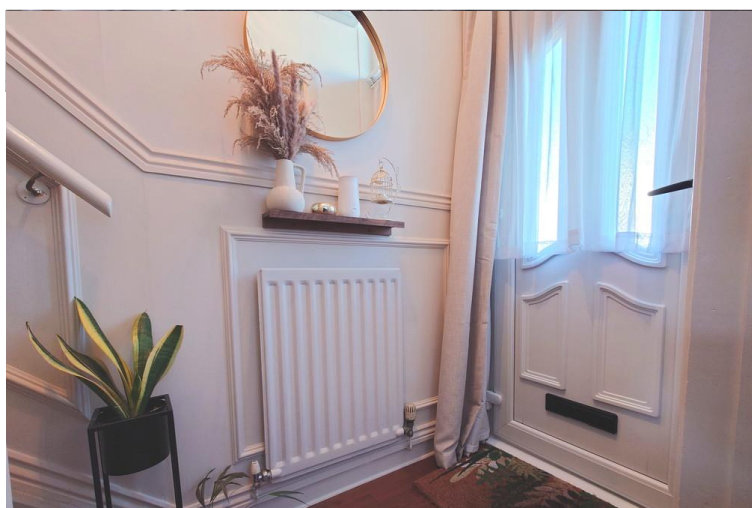


**Patterdale Street**  
**Burslem, ST6 7ET**

- A LARGER THAN AVERAGE END TERRACED
- TWO DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN & BATHROOM
- GAS COMBI BOILER, UPDATED ELECTRICS
- HIGHLY CONVENIENT LOCATION FOR AMENITIES
- UPVC DOUBLE GLAZED WINDOWS & DOORS
- PLEASANT REAR GARDEN

**£110,000**





## Property Description

### INTRO

We are proud to present a lovely and spacious END TERRACED HOUSE - Comprising TWO DOUBLE BEDROOMS and beautifully presented throughout - The accommodation also comprises entrance hall, good sized lounge, separate dining room, kitchen, rear hall and ground floor bathroom, with the two excellent sized bedrooms to the first floor. A pleasant rear paved yard attracting the sun all day long! UPVC double glazed windows and doors, an updated gas combi boiler, and updated electrics, all make this lovely home a bargain buy! - Contact us today to get your viewing booked in!

### DIRECTIONS

Please use postcode ST6 7ET for Sat Nav/Google Maps. From High Lane, Burslem, turn right into Patterdale Street, where the property can be found on the left hand side, as identified by our For Sale sign.

### ACCOMMODATION



#### ENTRANCE HALL

UPVC front entrance door. Newly fitted electric consumer unit. Staircase to the first floor.

#### LOUNGE

16' 2" x 10' 1" (4.93m x 3.07m)

A spacious front reception room, with a bay window to the front, radiator. Small opaque window to the side. Electric fire and surround. Cupboards concealing gas, and electric smart meters. Coving to the ceiling. Double doors to:

#### DINING ROOM

13' 6" x 12' 1" (4.11m x 3.68m)

Window to the rear, radiator. Open fire with surround (Currently capped). Useful downstairs store cupboard. Laminate flooring.



#### KITCHEN

10' 2" x 8' 2" (3.1m x 2.49m)

Comprising a well fitted kitchen suite with base and wall mounted cupboard units, and worksurfaces over. Single drainer sink unit. Window to the side. Space for tall standing fridge freezer. Cushion flooring. Main Eco Elite gas combi boiler (With full service history).

#### HALL

UPVC side door.



#### BATHROOM

8' 4" x 5' 2" (2.54m x 1.57m)

Fitted approx 2 years ago - This suite comprises panelled bath, low level W.C and wash hand basin. Frosted window to the rear. Radiator. Tiled flooring.

#### FIRST FLOOR LANDING

Access to loft via pull down ladder.

#### BEDROOM ONE

14' 3" x 11' 5" (4.34m x 3.48m)

Window to the front, radiator. Built in wardrobes. A double room, beautifully presented.



#### BEDROOM TWO

13' 6" x 12' 2" (4.11m x 3.71m)

Window to the rear, radiator. A great sized room with extra space for desk/storage.

#### EXTERNALLY

#### FRONTAGE

A forecourt with gated access, enclosed with a breeze block walls. Paved area.



#### REAR YARD

A paved rear yard area, attracting the all-day sun!  
Enclosed with wall and some high top fencing. Gate access to the side alleyway.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### 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

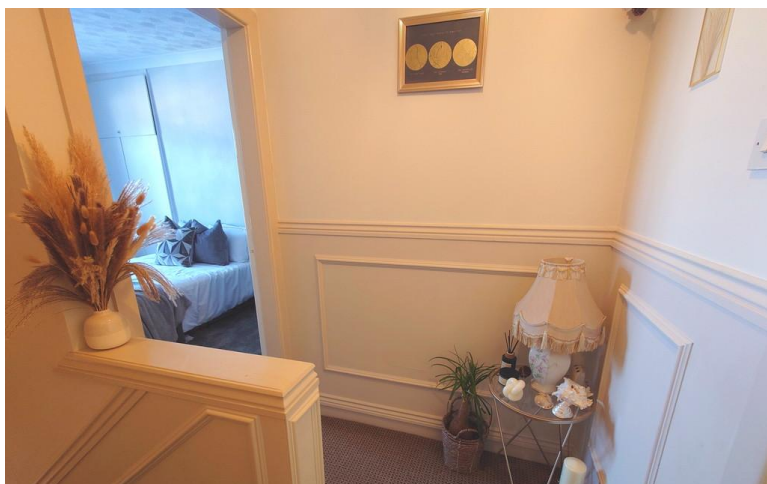
Stoke-on-Trent City Council.

#### COUNCIL TAX BAND A

EPC RATING (PDF available online)

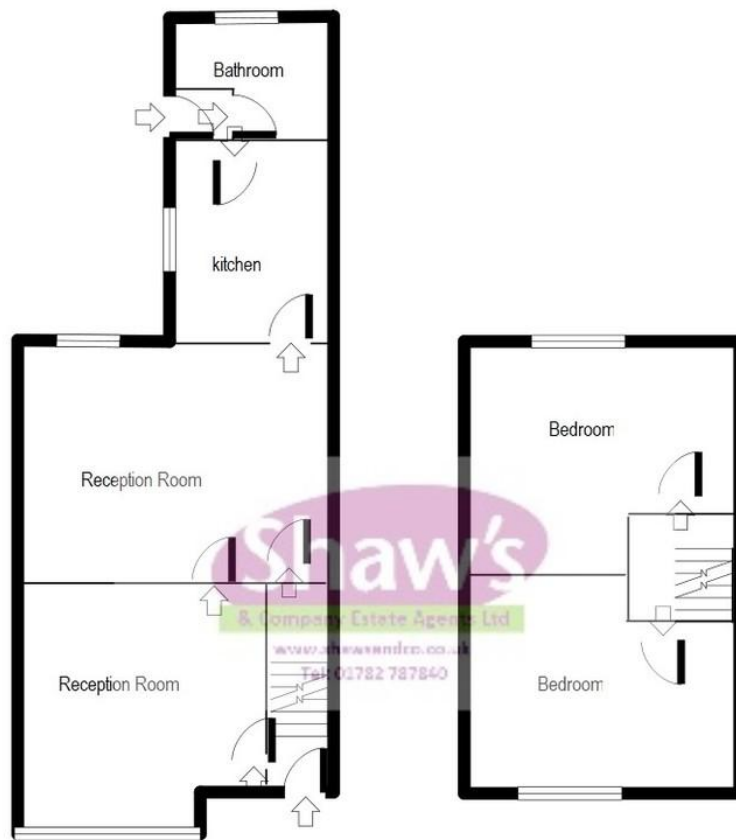
Current: 62D Potential: 82B











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder

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 01782787840

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