

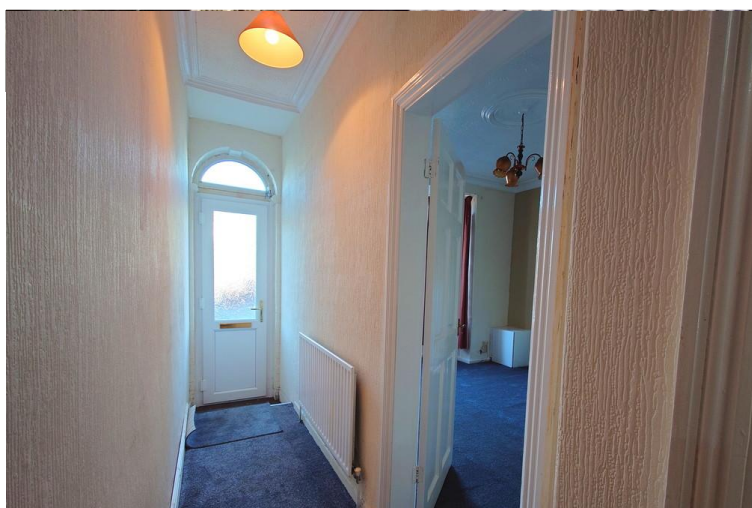


High Lane Burslem, ST6 1BH

- A TOWN HOUSE
- NO CHAIN, BUILT IN 1886
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE TO REAR, POTENTIAL PARKING
- POPULAR LOCATION
- EASY ACCESS TO ROAD LINKS & AMENITIES
- LARGE BATH/ SHOWER ROOM

£119,950





Property Description

INTRO

The town house 'Rosebery Cottage' built in 1886, is set back from the road and available with NO CHAIN! With being freshly painted throughout, and with all new carpets, this spacious accommodation with high ceilings, comprises of an entrance hall, lounge, dining room, kitchen, and to the first floor are the two bedrooms (with lovely views out the rear window!) and the family good sized bathroom with a separate shower cubicle. To the rear is a nice forecourt area, and to the rear is currently a low maintenance and private rear yard, with a detached garage, and potential for parking. UPVC double glazing and gas central heating. A popular area with being an easy spot for road links across the city and plenty of amenities nearby.

DIRECTIONS

Please use postcode ST6 1BH for Sat Nav/Google Maps, the property can be found as identified by our For Sale sign.



ACCOMMODATION

ENTRANCE HALL

14' 9" x 3' (4.5m x 0.91m)

UPVC front entrance door. Radiator. Staircase to the first floor.

LOUNGE

13' 6" x 11' 2" (4.11m x 3.4m)

Window to the front, radiator. Gas fire. Cupboard concealing electric meter/consumer unit.

DINING ROOM

12' 2" x 11' 6" (3.71m x 3.51m)

Window to the rear, radiator. Gas fire,

KITCHEN

11' 10" x 7' 10" (3.61m x 2.39m)

A fitted kitchen with base and wall mounted cupboard units, worksurfaces over. Wall mounted Ideal Esprit Eco gas combi boiler. Single drainer sink unit. Electric oven/grill and gas hob with extractor over. Useful understairs store cupboard/pantry. Two windows to the side and the rear. UPVC side access door. Cushion flooring.



FIRST FLOOR LANDING

Door to store cupboard.

BEDROOM ONE

14' 7" x 11' 5" (4.44m x 3.48m)

Two windows to the front, radiator.

BEDROOM TWO

11' 10" x 7' 11" (3.61m x 2.41m)

Window to the rear with nice views, radiator.



BATHROOM

12' 2" x 8' 9" (3.71m x 2.67m)

Comprising corner Jacuzzi bath, and separate glass shower cubicle with mains pressured shower. Low level W.C. Wash hand basin. Radiator. Frosted window to the rear.



EXTERNALLY

FRONTAGE

Enclosed by a wall, and with gate access to the front paved patio area, leading to the front door.

REAR YARD

A paved rear yard, with steps down to a further paved area. Gravelled stone section. Enclosed by wall. Door access to Cellar area for further storage. Newly fitted fence/gate to the rear. Door to a cellar area.



GARAGE/ WORKSHOP

Of concrete sectional construction. Electronic roll up door. Please note the garage roof is currently asbestos (in need of replacement). There is a fence currently in front of the garage door.

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 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 .

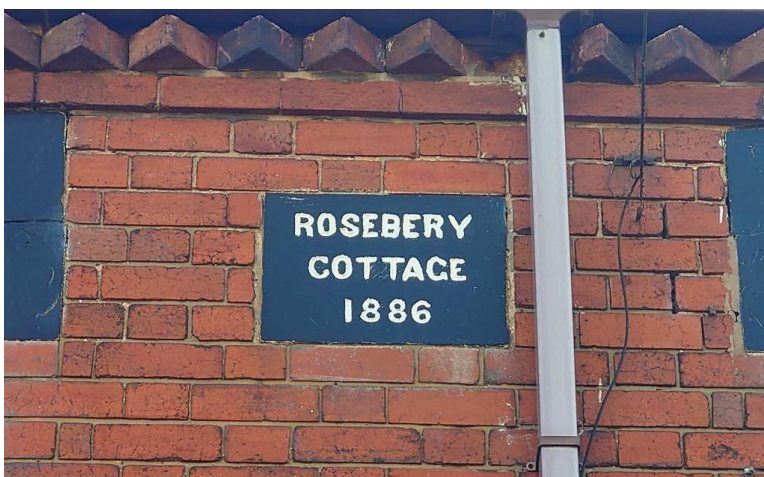


LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 53E Potential: 78C







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

www.shawsandco.co.uk
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 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