



Burlidge Road
, ST6 6SL

- SPACIOUS THREE STOREY TOWH HOUSE
- LOUNGE, KITCHEN/DINING ROOM
- THREE BEDROOMS, ENSUITE & BATHROOM
- NO CHAIN
- IDEAL FIRST TIME BUY/INVESTMENT
- UPVC D/G, GCH
- LANDSCAPED GARDENS
- EASY ACCESS TO THE A500/A53

£130,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a very deceptive spacious three storey town house. An ideal first time buy/or investment for the rental market, comprising hallway, lounge, a dining room, kitchen, two first floor bedrooms, ensuite, a family bathroom, a second floor bedroom with storage. A parking space to the front, a rear garden area landscaped for low maintenance. UPVC double glazing, gas central heating. The property is within easy access to all amenities, road links to the City via the A500 or A53 Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 6SC. Proceed along Burlidge Road 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.





LOUNGE

11' 8" x 11' 4" (3.56m x 3.45m)

Window to the front elevation. Radiator.

DINING ROOM

12' 10" x 11' 9" (3.91m x 3.58m)

Window to the rear elevation. Store cupboard off, radiator, down lighting to ceiling, arch to:

KITCHEN

10' 9" x 5' 7" (3.28m x 1.7m)

Window to the side elevation. A range of wall and base units, Single drainer sink unit, worksurface. Built in oven and hob with extractor over.



REAR HALL

Accessed from the dining room. Boiler cupboard with a Valliant combi gas boiler, space for other appliances, external access door to the garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

10' 2" x 9' 8" (3.1m x 2.95m)

Window to the rear elevation, radiator. Door to:



ENSUITE

Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling.

BEDROOM TWO

11' 5" x 9' 3" (3.48m x 2.82m)

Window to the front elevation, radiator.

BATHROOM

Suite comprising: panelled bath, low level W.C, wash hand basin. Downlighting to the ceiling, splash back tiling, radiator. An internal room with no window.



LOFT AREA

13' 7 MAX" x 9' 2" (4.14m x 2.79m)

Window to the rear elevation giving far reaching views. Storage to the eaves, radiator.

EXTERNALLY

FRONTAGE

A paved area providing an off road parking space.

REAR

A good size garden with paved and gravel patio areas.



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 TBC

EPC RATING (PDF available online)

Current: Potential:





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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 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