

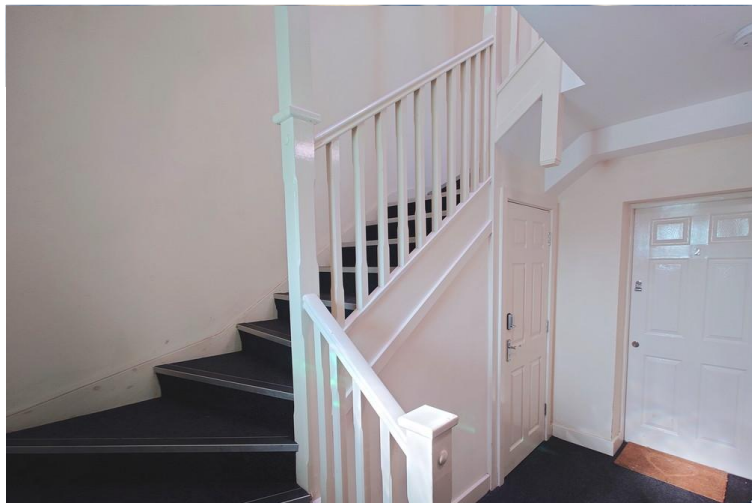


Woodbank View Burslem, ST6 3EY

- 1ST FLOOR APARTMENT
- HOME OWNERS, OR BTL INVESTMENT
- WELL PRESENTED THROUGHOUT
- LEASEHOLD TENURE
- 1ST FLOOR APARTMENT
- TWO BEDROOMS
- BATHROOM, ENSUITE
- ONE PARKING SPACE & GUEST PARKING

£62,500





Property Description

INTRO

An excellent sized TWO BEDROOM first floor apartment for sale for home owners to live in, or as a BTL (buy to let) purchase to include the current tenant in situ - Currently achieving £595pcm (excluding utilities). A first floor well presented apartment with L shaped entrance hall, TWO BEDROOMS, an open lounge into kitchen area, bathroom and separate ensuite. Please note the property is of Leasehold Tenure. UPVC double glazing and electric heating. An ideal opportunity, don't wait around to register your offers!

LEASEHOLD TENURE

Please note: The tenure of the property is Leasehold - Speak to the agents for further information.



DIRECTIONS

Please use postcode ST6 3EY for Sat Nav/ Google Maps. From Burslem Town Centre, proceed down Newcastle Street (B5051) and turn left at the roundabout into Woodbank Street. Take the second right into Navigation Road, and take the second road off to the right hand side, which leads around to Woodbank View.

ACCOMMODATION

SECURE ENTRANCE DOOR

With steps leading up to the apartment door.

ENTRANCE HALL

A long L shaped entrance hallway, with electric consumer unit and electric radiator.

BEDROOM ONE

13' 1" x 8' 3" (3.99m x 2.51m)

Window to the front, electric radiator. Door to:

ENSUITE

7' 4" x 5' 8" (2.24m x 1.73m)

An enclosed shower cubicle, with Triton Cara electric shower. Low level W.C. Wash hand basin. Radiator. Cushion flooring.



BEDROOM TWO

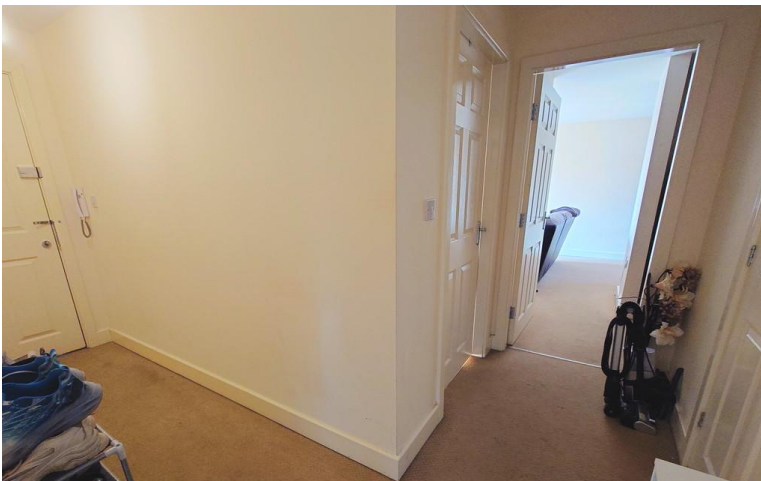
9' 3" x 9' (2.82m x 2.74m)

Window to the front, radiator.

BATHROOM

7' 2" x 5' 7" (2.18m x 1.7m)

Comprising a panelled bath, low level W.C and wash hand basin.



KITCHEN

8' 10" x 5' 8" (2.69m x 1.73m)

Comprising base and wall mounted cupboard units, worksurface and single drainer sink unit. Open view to the Lounge/dining room.

LOUNGE/ DINING ROOM

19' 3" x 10' 1" (5.87m x 3.07m)

With a balcony style window to the front, and window to the rear. Electric radiator. Defined space for a dining table. Open plan to the kitchen.

EXTERNALLY

FRONTAGE

There is one allocated parking space for each resident, and further guest parking spaces nearby subject to availability.





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 .

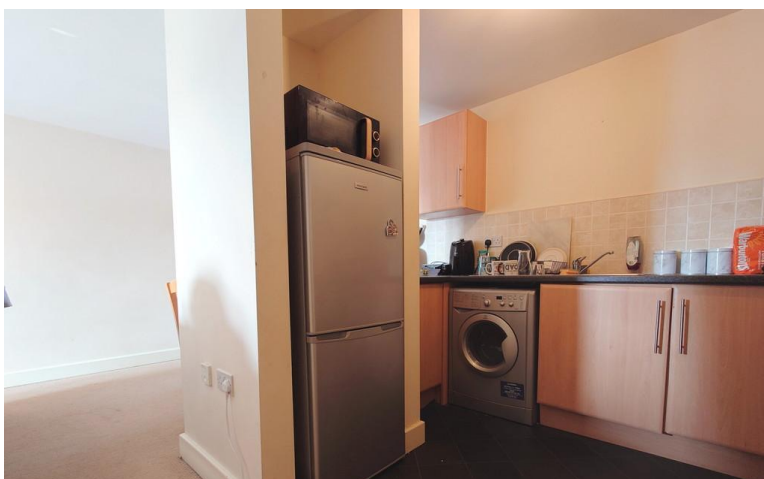
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING B (PDF available online)

Current: 81B Potential: 84B











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.

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