



## 1 Minster Street

Burslem, Stoke-On-Trent, ST6 1EW

Signed, sealed, delivered..... I'm yours! Its time to get on the property ladder or expand that investment portfolio as I have found the perfect property to do just that. I offer you Minister Street, a delightful mid terraced property sold with no upward chain! The accommodation on offer comprises two reception rooms, fitted kitchen, ground floor bathroom and two double bedrooms to the first floor. Externally there is a paved rear courtyard. Located in the popular area of Burslem close to local amenities, schooling and commuter links. Where do you sign??? Right here and let me hand you the keys.

**Offers in the region of £105,000**

# 1 Minster Street

Burslem, Stoke-On-Trent, ST6 1EW



- SPACIOUS MID TERRACED

- TWO RECEPTION ROOMS

- FITTED KITCHEN

## GROUND FLOOR

### BATHROOM

#### Front Room

POPULAR AREA  
10'11" x 10'1" (3.34 x 3.09)

Double Glazed window to the front aspect. Double glazed door to the front aspect. Radiator. Telephone point.

### Lounge

13'0" x 10'1" (3.97 x 3.09)

Double glazed window to the rear aspect. Radiator. TV point. Door to under stairs storage.

### Kitchen

10'3" x 6'6" (3.14 x 1.99)

Double glazed window to the rear aspect. Fitted with a range of wall and base units with co-ordinating work surfaces.

Stainless steel sink and drainer.

Partly tiled walls. Gas oven and hob with cooker hood. Space for washing machine and fridge/freezer. Boiler in cupboard unit. Radiator.

### Bathroom

7'11" x 4'8" (2.42 x 1.43)

Double glazed window to the rear aspect. Bath with wall

- TWO DOUBLE BEDROOMS

basin and low level WC. Fully tiled with radiator.

- NO UPWARD CHAIN

## FIRST FLOOR

### Landing

Accessed via stairs from lounge. Sits between first and second bedroom. Loft hatch access.

### Bedroom One

11'2" x 10'2" (3.41 x 3.11)

Double glazed window to the front aspect. Radiator. TV point.

### Bedroom Two

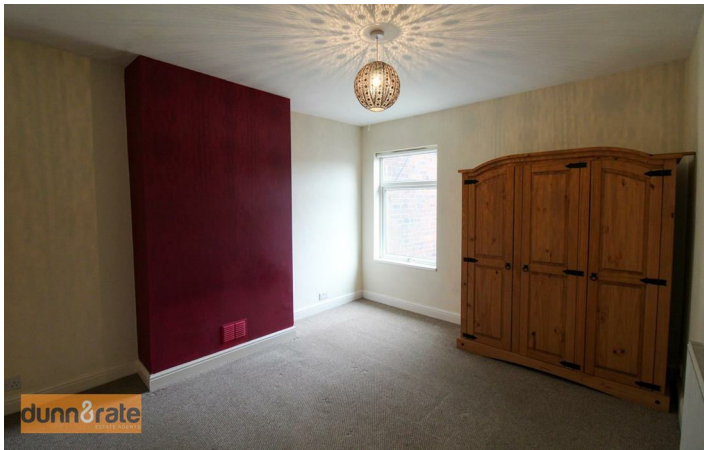
13'1" x 11'4" (4.00 x 3.47)

Double glazed window to the rear aspect. Radiator. TV point. Door to storage cupboard.

## EXTERIOR

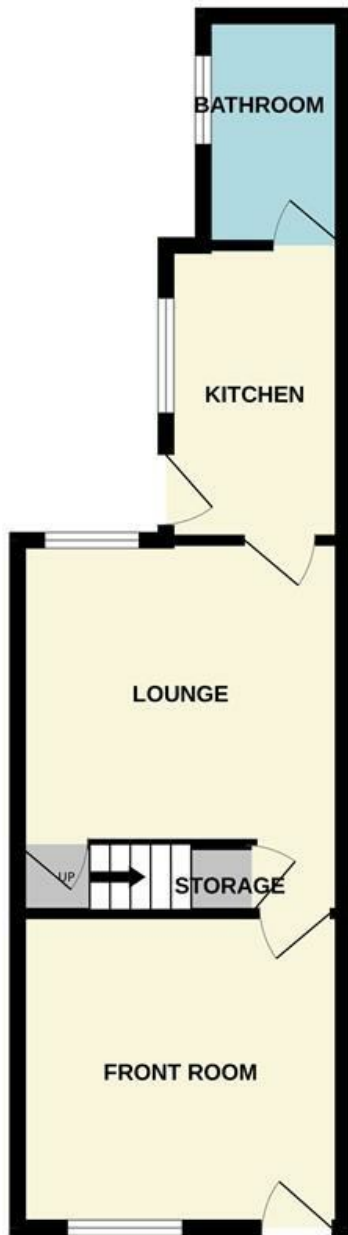
Rear garden is a fully paved patio space with a padlocked gate that separates the space. Padlocked shed at the rear.

- COURTYARD TO REAR

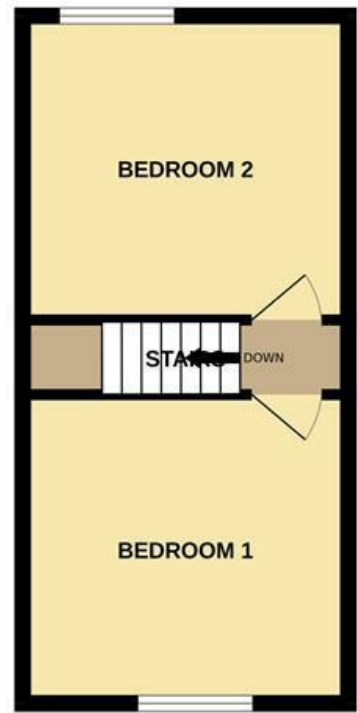


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC