

36 Nile Street, Burslem, Stoke-On-Trent, Staffs, ST6 2AF



Freehold £68,000

Bob Gutteridge Estate Agents offer to the market this traditional terraced home situated in this convenient Burslem location which provides ease of access to local shops, schools and amenities as well as being well placed for local bus routes. As you would expect this property offers the benefits of Upvc double glazing along with combi central heating and in brief the accommodation comprises of lounge, fitted kitchen/dining room, ground floor bathroom and to the first floor are two double bedrooms. Externally the property enjoys an enclosed rear yard. We can also confirm that this property is being sold with the added benefit of No Vendor Chain!

LOUNGE 4.11m x 3.45m (13'6" x 11'4")

With timber front access door, Upvc double glazed window to front, coving, pendant light fitting, built in gas and electricity meter cupboards, Virgin Media connection point (subject to usual transfer regulations), power points, feature fireplace surround with wall mounted gas fire, double panelled radiator and part panelled/part glazed door leads off to;



KITCHEN/DINING ROOM 3.45m x 2.54m (11'4" x 8'4")

With Upvc double glazed window to rear, pendant light fitting, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, space for freestanding electric cooker, ceramic splashback tiling, vinyl cushion flooring, Potterton combination boiler providing domestic hot water and central heating systems, panelled radiator, stairs to first floor landing, power points, door to under stairs store and door leads off to;



REAR LOBBY AREA

With Upvc side access door, pendant light fitting, vinyl cushion flooring and access off to;

GROUND FLOOR BATHROOM 2.46m x 1.70m (8'1" x 5'7")

With Upvc double glazed frosted window to side, pendant light fitting, coving, a coloured suite comprising low level WC, pedestal sink unit, panelled bath unit with Victorian style mixer tap and shower attachment, ceramic wall tiling, vinyl cushion flooring and panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, power point and doors to rooms including;

BEDROOM ONE (FRONT) 3.45m x 4.24m (11'4" x 13'11")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, Virgin Media connection point and power points.



BEDROOM TWO (REAR) 3.43m x 2.64m plus door recess (11'3" x 8'8" plus door recess)

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, and power points.



REAR YARD

Bounded by timber post and timber fencing along with garden brick walls, timber gates provides pedestrian access to rear of the property and paved area provides ease of maintenance.



COUNCIL TAX

Band 'A' amount payable to Stoke On Trent City Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

