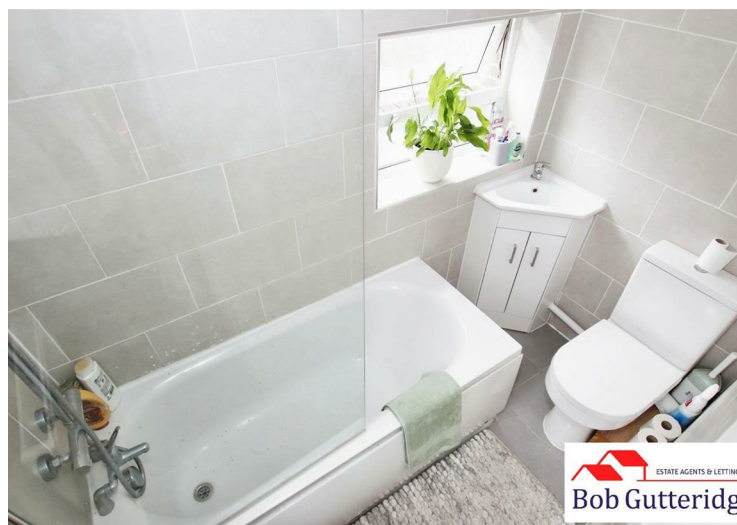
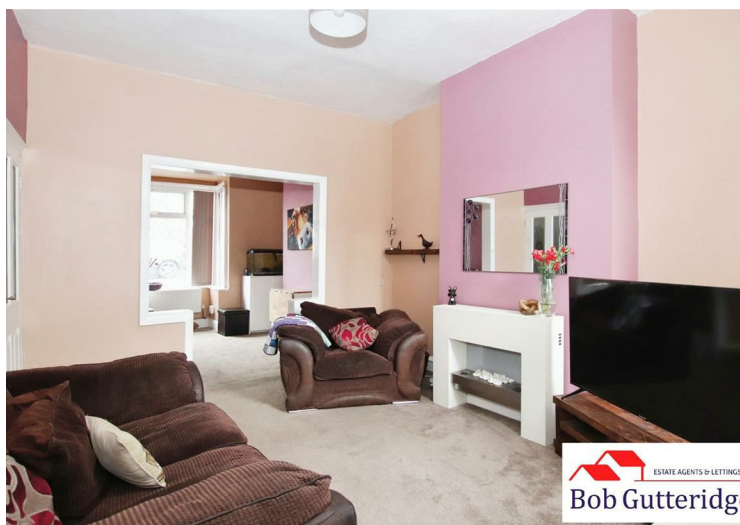


4 Jackfield Street, Burslem, Stoke-On-Trent, Staffs, ST6 1EU



Freehold £94,950

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious fore courted Victorian terraced home situated in this popular and convenient Burslem location which provides ease of access to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, bay fronted sitting room, lounge, fitted kitchen, ground floor modern bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. Viewing Of This Home Is A Must !

ENTRANCE HALL

With Upvc double glazed frosted front access door, pendant light fitting, double panelled radiator, stairs to first floor landing, original tiled flooring and doors lead off to rooms including;



LOUNGE 3.73m x 3.38m (12'3" x 11'1")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, TV aerial connection point, power points, feature electric fireplace and double doorway provides access off to;



BAY FRONTED SITTING ROOM 3.40m into bay x 3.23m (11'2" into bay x 10'7")

With Upvc double glazed bay window to front with inset lead pattern, cornice to ceiling, pendant light fitting, double panelled radiator, xxxxxxx connect connection point (subject to usual transfer regulations), built in gas and electricity meter cupboards and power points.



FITTED KITCHEN 2.62m x 2.18m (8'7" x 7'2")

With Upvc double glazed frosted window to side, Upvc double glazed frosted side access door, Worcester boiler providing domestic hot water and central heating systems, three lamp light fitting, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect with built in resin sink unit and mixer tap above, plumbing for automatic washing machine, space and a connection for gas cooker and space for under counter fridge, vinyl cushion flooring, ceramic splashback tiling, power points, door to understairs storage cupboard providing ample domestic storage space and door leads off to;



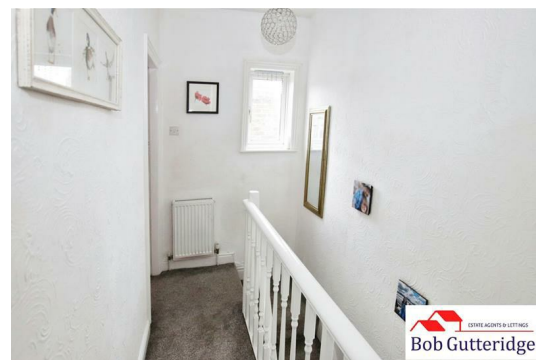
GROUND FLOOR BATHROOM 2.18m x 1.19m (7'2" x 3'11")

With Upvc double glazed frosted window to rear, Upvc double glazed frosted window to side, three lamp light fitting, ceramic wall tiling and ceramic tiled flooring, a white suite comprising of low level dual flush WC, corner vanity sink unit with chrome mixer tap above and panelled bath unit with mixer tap and thermostatic direct flow shower, panelled radiator.



FIRST FLOOR LANDING

With Upvc double glazed window to rear, pendant light fitting, smoke alarm, door to built in storage cupboard and doors to rooms including;



BEDROOM ONE (FRONT) 4.29m x 2.92m (14'1" x 9'7")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, stripped and treated floorboards and power points.



BEDROOM TWO 3.73m x 2.74m (12'3" x 9'0")

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



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, paved area providing ample domestic patio and sitting space with shrubs to borders.



COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent 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

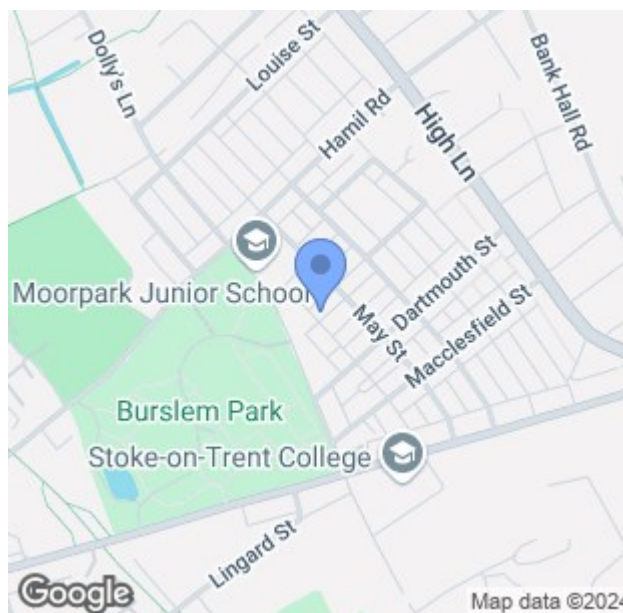
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



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

