

£85,000

8 Caulton Street, Burslem, ST6 4ER



- SPACIOUS TWO BED TERRACE
- THROUGH LOUNGE-DINER
- REAR YARD
- CLOSE TO BURSLEM CENTRE
- KITCHEN
- FULL GAS & EICR COMPLIANCE
- TWO DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM
- IDEAL BUY TO LET

FOR SALE WITH NO UPWARD CHAIN - IDEAL BUY-TO-LET PROPERTY. Two bedrooms, large through-lounge-diner, modern kitchen & ground floor bathroom. Close to Burslem town centre. Ideal investment - rental income up to £700 pcm.

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ENTRANCE HALLWAY

Entrance via UPVC door into small reception hallway. Carpeted. Doorway through to the lounge-diner.

LOUNGE-DINER

26'1" x 11'1" (7.95m x 3.38m)

Spacious and with fitted carpet, two wall mounted radiators, UPVC double glazed window to the front and rear of the property. Doorway through to the rear kitchen and stairs off to the first floor accommodation.

KITCHEN

11'11" x 6'4" (3.63m x 1.93m)

Range of fitted wall and base units, with inset stainless steel sink and drainer. Space and plumbing for washing machine, space for fridge freezer. UPVC double glazed window overlooking the rear patio area. Doorway through to rear hallway, with cupboard housing combi boiler.

REAR HALLWAY

2'8" x 3'4" (0.81m x 1.02m)

The rear hallway has the UPVC door to the rear yard. There is a useful cupboard housing combi boiler. Doorway through to the bathroom.

GROUND FLOOR BATHROOM

6'9" x 6'4" (2.06m x 1.93m)

Bath with shower above. Wash hand basin. WC. UPVC double glazed frosted-glass window. Wall mounted radiator.

STAIRS AND LANDING

11'1" x 2'8" (3.38m x 0.81m)

Stairs rise up from the rear of the reception room, to the first floor landing. Doors off to the two bedrooms.

BEDROOM ONE

11'2" x 10'6" (3.40m x 3.20m)

Spacious double room with fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the front of the property.

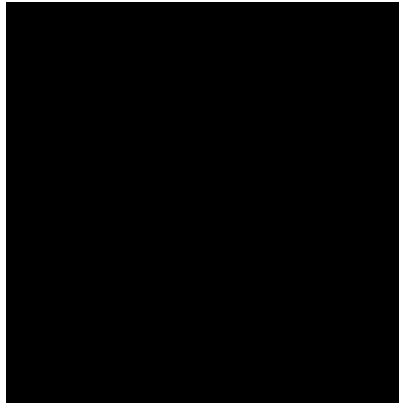
BEDROOM TWO

11'10" x 8'2" (3.61m x 2.49m)

A second nicely proportioned bedroom with fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the rear yard area.

OUTSIDE AREAS

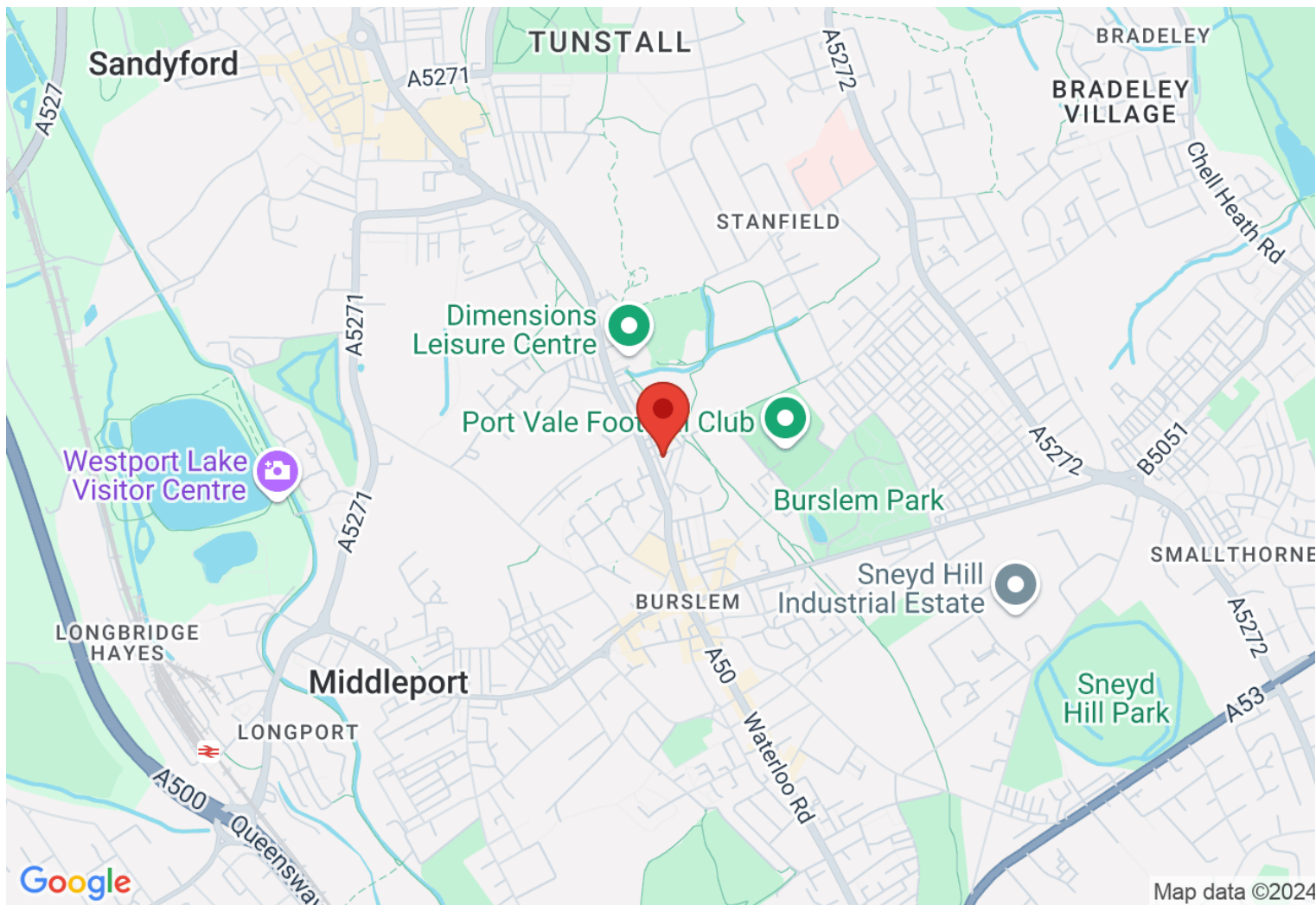
The property has a yard to the rear, with paved section and brick boundary walls. There is gated access to the rear for bin access.







Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.