



# ESTATE AGENTS

*... the key to a successful move*



**Louise Street, Burslem, Stoke-On-Trent, ST6 1AY**

**Offers in the  
region of £99,950**

- \* THREE BEDROOM TERRACE HOUSE
- \* REQUIRES SOME UPDATING
- \* POPULAR RESIDENTIAL LOCATION
- \* CLOSE TO LOCAL AMENITIES
- \* EXCELLENT COMMUTING LINKS

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



# Louise Street, Burslem, Stoke-On-Trent, ST6 1AY

## ACCOMMODATION

### DESCRIPTION

Requiring some updating. A three bedroom, mid-terrace home which is situated within the popular Potteries Town of Burslem, the spacious accommodation comprises: Entrance Hall, two reception rooms, kitchen, to the floor floor two bedrooms and a bathroom, with a third bedroom and under eaves storage on the second floor. This home is the perfect buy for any first time buyers or investors alike and also benefits from a spacious rear yard. Situated within walking distance of local amenities at Burslem town centre and excellent commuting routes across the Potteries and further afield via the A500 and M6 motorway. The property benefits from a new central heating system with combination boiler that was installed in April 2024.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, stairs to first floor, uPVC exterior door



#### FRONT RECEPTION 12'1" x 10'2" (3.7m x 3.1m)

Coving to the ceiling, radiator, ceiling light point, double glazed window



#### REAR RECEPTION 13'5" x 10'5" (4.1m x 3.2m)

Coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, double glazed window



#### KITCHEN 10'2" x 6'2" (3.1m x 1.9m)

Wall, base units and worktops, sink and drainer with mixer top, spaces for appliances. Ceiling light point, part wall tiled, radiator, double glazed window, uPVC exterior door



### FIRST FLOOR

#### BEDROOM (FRONT) 13'9" x 7'2" (4.2m x 2.2m)

Ceiling light point, radiator, double glazed window



#### BEDROOM (REAR) 10'2" x 7'10" (3.1m x 2.4m)

Ceiling light point, radiator, double glazed window



# Louise Street, Burslem, Stoke-On-Trent, ST6 1AY



## BATHROOM 7'6" x 5'2" (2.3m x 1.6m)

Fitted three piece white bathroom suite comprise: Panelled bath with over bath shower, pedestal wash hand basin, low level w.c.  
Ceiling light point, pedestal wash hand basin, low level w.c.  
Ceiling light point, radiator, double glazed window



## SECOND FLOOR

### BEDROOM (2nd Floor) 12'9" x 10'5" (3.9m x 3.2m)

Ceiling light point, radiator, double glazed window



## EXTERNALLY



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor



Second Floor

Louise Street, Burslem FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required