

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



48 Bowden Street, Burslem, Stoke-On-Trent, ST6 1JB

£125,000

- Three Bedrooms
- Two Spacious Reception Rooms
- Family Bathroom With Bath AND Shower
- No Chain!
- Ample Space Throughout
- Fully Fitted Kitchen
- Convenient Location
- Suitable For Multiple Occupant Conversion

This deceptively spacious 3-bedroom end-terraced house located on Bowden Street in the heart of Burslem offers a fantastic opportunity for both first-time buyers and growing families. The property combines character and practicality, providing ample space throughout.

The ground floor provides an entrance hallway with feature tiled floor, two spacious reception rooms and a kitchen. The first floor is home to three well sized bedrooms and a family bathroom with a separate shower. Due to the size and flexibility of the accommodation the property may be of interest to buy to let investors, particularly those looking to convert into a House of Multiple Occupation.

Local amenities are only a short distance away and Burslem Park, Stoke-on-Trent College and the town centre are all within walking distance.

All in all, a great opportunity! The property is also offered for sale with no onward chain.

For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Feature tiled floor. Radiator. Store cupboard.

FRONT RECEPTION ROOM

13'07 x 11'05 (4.14m x 3.48m)

UPVC double glazed window. Fitted carpet. Radiator.

REAR RECEPTION ROOM

14'01 x 13'00 (4.29m x 3.96m)

Two UPVC double glazed windows. Fitted carpet. Radiator.

KITCHEN

13'07 max x 6'08 max (4.14m max x 2.03m max)

UPVC double glazed window and rear door. Vinyl flooring. Range of wall cupboards and base units with tiled splashback and worktop space and integrated oven and electric hob.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

13'03 max 9'06 min x 13'01 max (4.04m max 2.90m min x 3.99m max)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

13'00 x 8'06 (3.96m x 2.59m)

UPVC double glazed window. Fitted carpet. Radiator. Combi boiler.

BEDROOM THREE

10'01 max 6'07 min x 7'11 max 4'01 min (3.07m max 2.01m min x 2.41m max 1.24m min)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

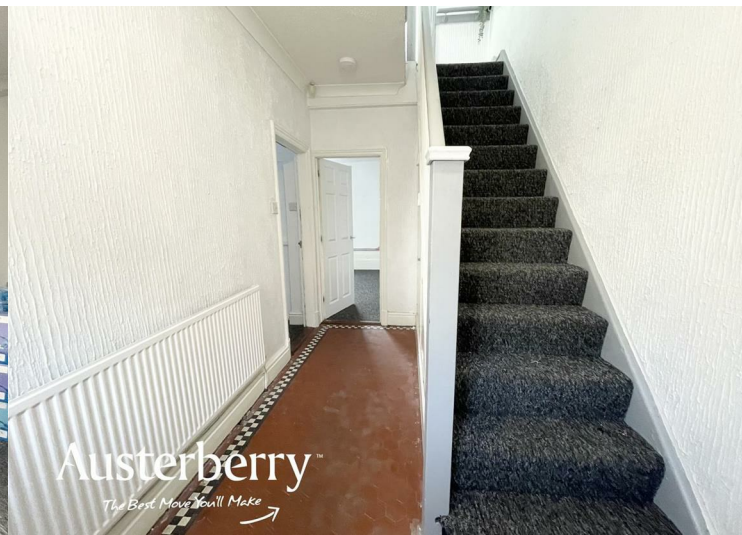
10'00 x 4'10 (3.05m x 1.47m)

UPVC double glazed window. Vinyl flooring. Radiator. WC, wash basin bath. AND a shower cubicle with an electric shower.

OUTSIDE

To the rear of the property there is an enclosed yard.

At the front there is on street parking.

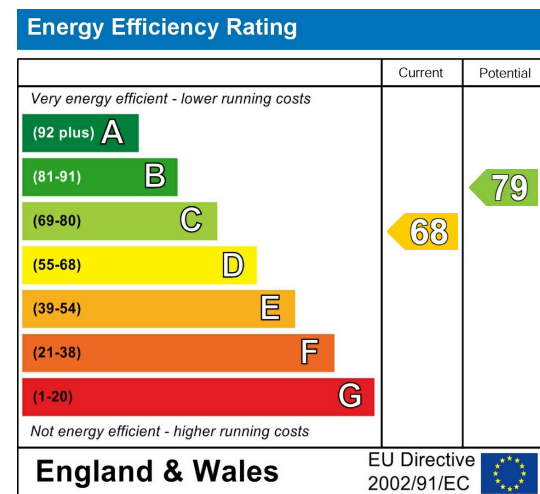


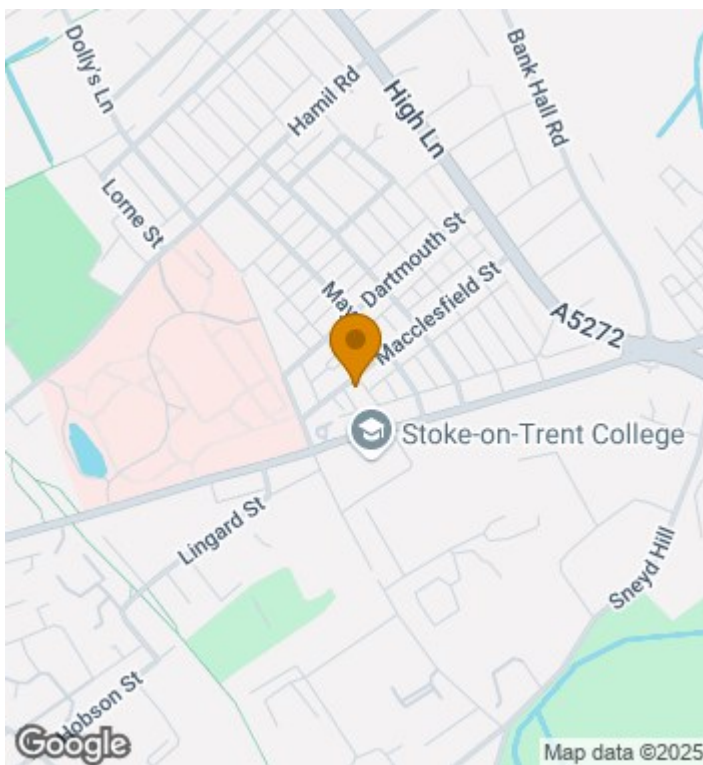


MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A





PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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