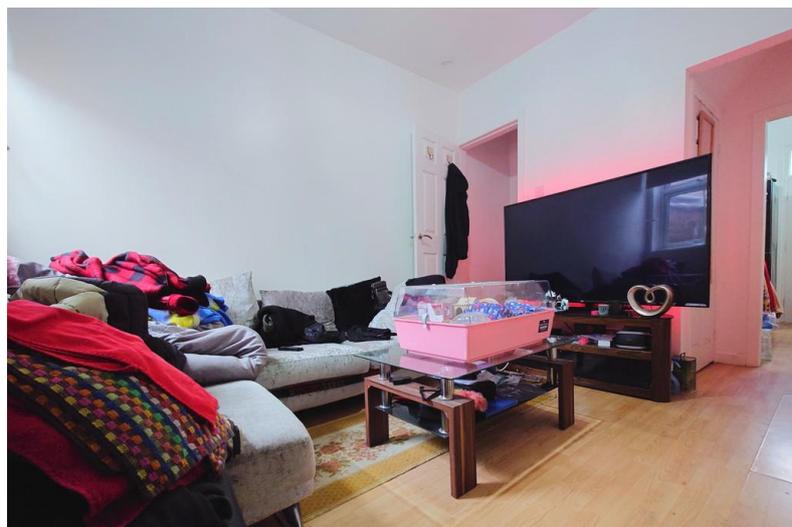


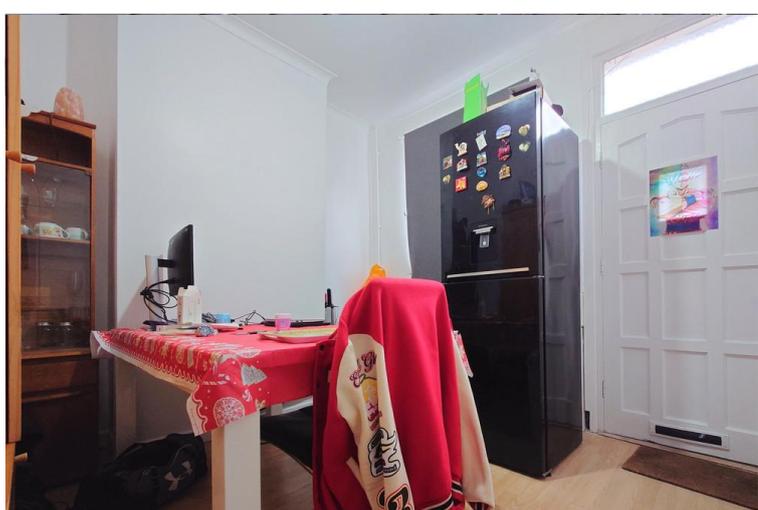


**Edge Street**  
**Burslem, ST6 4HJ**

- NO CHAIN
- AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- WELL PRESENTED THROUGHOUT
- A MID TERRACED HOUSE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & GROUND FLOOR BATHROOM
- FORECOURT TO FRONT & PAVED REAR

**Offers In Excess Of**  
**£91,000**





## Property Description

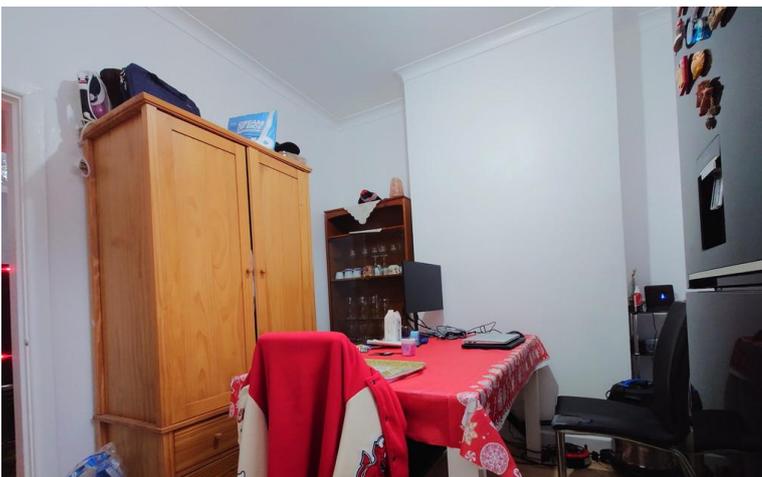
### INTRO

A lovely presented and great value two bedroom mid terraced home - AVAILABLE WITH NO CHAIN! And with dining room and a separate lounge, well fitted kitchen, rear hall and ground floor bathroom. UPVC double glazing and gas central heating from a combi boiler. A highly convenient location, right in the middle of Burslem and Tunstall with great access to local amenities and road links across the city. An ideal opportunity to get on the property ladder or would be a very popular investment property to rent out. Contact us today to register your interest!

### DIRECTIONS

Please use postcode ST6 4HJ for Sat Nav/ Google Maps. From A50 Scotia Road, turn into Chatterley Street, and left into Edge Street, where the property can be found on the right hand side as identified by our For Sale sign.

### ACCOMMODATION





#### DINING ROOM

10' 4" x 10' (3.15m x 3.05m)

Front entrance door, with window to the front. Radiator. Laminate flooring. Coving to the ceiling. Cupboards concealing gas and electric meters, with updated electric consumer unit. Door to:

#### LOUNGE

14' 6" x 9' 11" (4.42m x 3.02m)

Window to the rear, radiator. Laminate flooring. Useful understairs storage cupboard, also housing alarm panel. Door to staircase to the first floor. Door to:



#### KITCHEN

10' 2" x 5' 8" (3.1m x 1.73m)

A well presented kitchen with base and wall mounted cupboard units. Worksurfaces. Electric oven/grill with induction hob and extractor hood over. Single drainer sink unit. Tiled flooring. Radiator. Splash back tiling. Window to the side. Spotlights to the ceiling. Door to:

#### REAR HALL

Side/rear access door. Door to storage cupboard, having space and plumbing for a washing machine, and the wall mounted Alpha Evoke 28 gas combi boiler.

#### BATHROOM

8' 10" x 4' 11" (2.69m x 1.5m)

A white suite with panelled bath, and mains shower above. Low level W.C and wash hand basin. Tiled flooring. Part tiled walls. Frosted window to the side. Radiator.



#### FIRST FLOOR LANDING

#### BEDROOM ONE

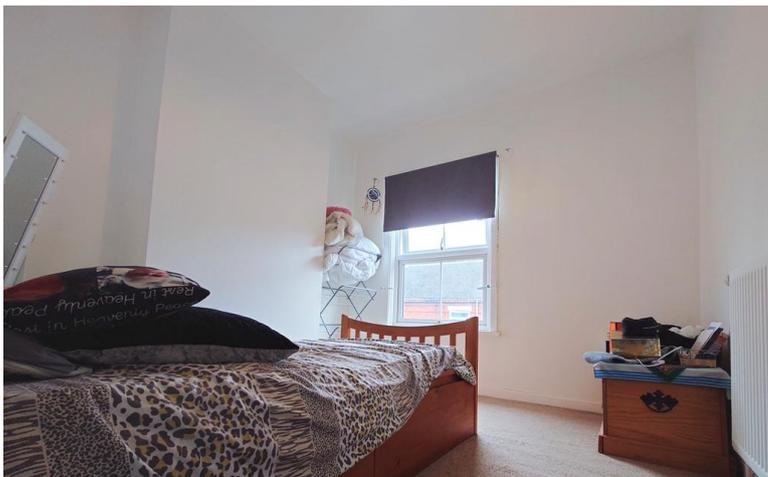
11' 4" x 10' 1" (3.45m x 3.07m)

Window to the rear, radiator. Door to useful storage cupboard/ walk in wardrobe.

#### BEDROOM TWO

10' 2" x 10' (3.1m x 3.05m)

Window to the front, radiator.



#### EXTERNALLY

#### FRONTAGE

Enclosed by a wall, and gate access to the paved for court.

#### REAR

A paved rear yard, enclosed with wall and gated access to the rear alley.



#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Stoke on Trent City Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 66D Potential: 82B

