



Scotia Road
Burslem, ST6 4EP

- A MID TERRACED HOUSE
- NO CHAIN
- IDEAL FIRST BUY OR INVESTMENT PROPERTY
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN, BATHROOM
- CONVENIENT TO TUNSTALL & BURSLEM
- COMBI BOILER & UPVC D/GLAZING

£93,000





Property Description

INTRO

A deceptively spacious and great value TWO BEDROOM mid terraced home - AVAILABLE WITH NO CHAIN! And with dining room and a separate lounge, a well fitted good sized kitchen and ground floor bathroom. UPVC double glazing and gas central heating from a combi boiler. A highly convenient location, situated in the middle of both Burslem and Tunstall with great access to local amenities and road links across the city. An ideal opportunity to get on the property ladder for your own home and make your own, or would be a very popular investment property to rent out (A tenant is currently in situ) Contact us today to register your interest before it gets snapped up!

ADDITIONAL NOTES

The property is available to homeowners looking for their own home to live in, but also currently has a tenant in situ, who may be available to continue the tenancy to a new landlord investor. The tenant has been in since 2023, has full excellent payment history (currently paying £650pcm) and has a deposit in place.



DIRECTIONS

Please use postcode ST6 4EP for Sat Nav/ Google Maps. From Burslem Town Centre, proceed along the A50 Scotia Road, where the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION

DINING ROOM

11' 5" x 10' 5" (3.48m x 3.18m)

UPVC front entrance door and window to the front. Radiator. Cupboard concealing electric consumer unit and meter, and gas meter. Coving to the ceiling and ceiling rose with light fitting. Door to:

LOUNGE

14' 4" x 11' 4" (4.37m x 3.45m)

Window to the rear, radiator. Open staircase to the first floor, with open understairs storage area. Coving to the ceiling with ceiling rose and light fitting. Door to:

KITCHEN

17' 10" x 6' 4" (5.44m x 1.93m)

A long fitted galley kitchen with base and wall mounted cupboard units, with worksurfaces above and splash back tiling. Single drainer sink unit. Freestanding oven/cooker with gas hob over and fitted extractor hood. Space and plumbing for a washing machine and space for tall fridge freezer. Spotlights to the ceiling. Radiator. Tiled flooring. UPVC side/ rear entrance door. Wall mounted Potterton Heatmax gas combi boiler. Door to:

BATHROOM

7' 8" x 7' 1" (2.34m x 2.16m)

Comprising a panelled bath, low level W.C and wash hand basin. Radiator. Part tiled walls and tiled flooring. Frosted window to the side.

FIRST FLOOR LANDING

BEDROOM ONE

11' 6" x 11' 3" (3.51m x 3.43m)

Window to the rear, radiator. Loft hatch.

BEDROOM TWO

11' 6" x 10' 4" (3.51m x 3.15m)

Window to the front, radiator.

EXTERNALLY





REAR

A paved patio rear yard, enclosed with walls, and with secure gated access to the rear access on the street behind.

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

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 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: 67D Potential: 86B





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements