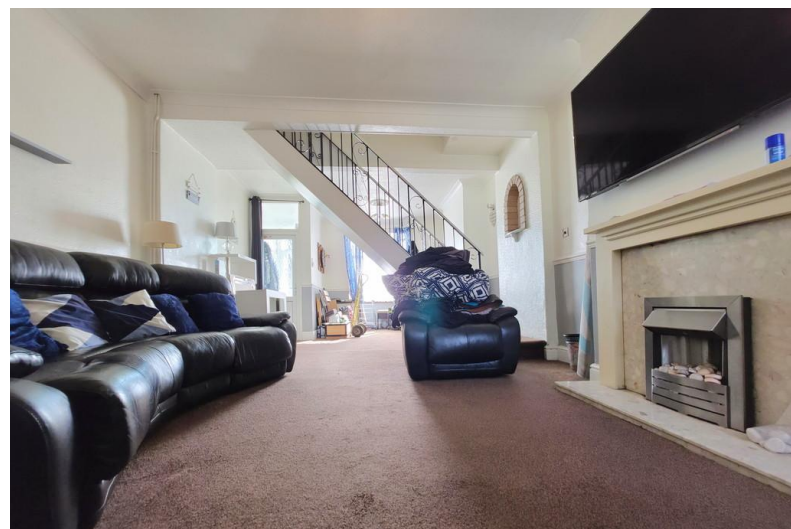


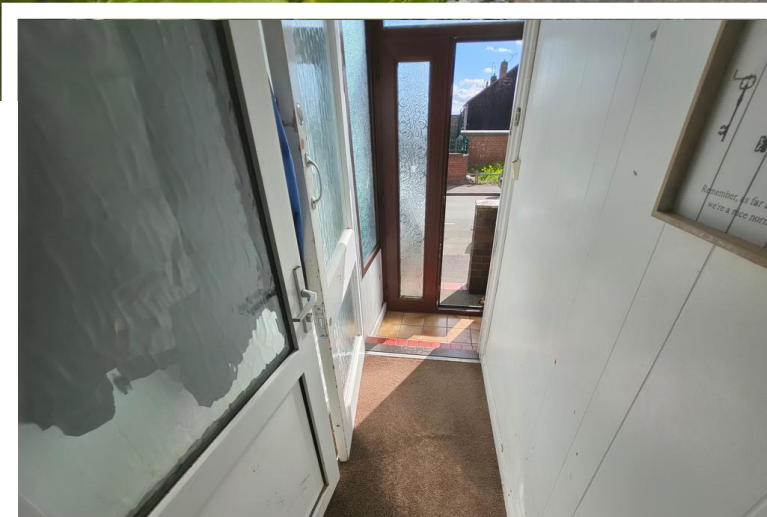


**Gordon Street  
Burslem, ST6 1ES**

- A SPACIOUS MID TERRACED HOUSE
- NO CHAIN
- TWO DOUBLE BEDROOMS
- LARGE FIRST FLOOR BATHROOM
- KNOCKED THROUGH LOUNGE/ DINER
- KITCHEN, HALL & GROUND FLOOR W.C
- PLEASANT REAR YARD
- READY TO MOVE INTO

**£109,950**





## Property Description

### INTRO

**NEW TO THE MARKET WITH NO CHAIN!** An excellent sized forecourted terraced house which needs to be seen to be fully appreciated! With two double bedrooms, and a large knocked through lounge/ dining room, this well presented home also comprises of an entrance porch and hall, kitchen, hall and ground floor w.c, and a large family bathroom to the first floor. A nicely enclosed paved rear yard. Up to date electrics with new consumer unit and gas safety certificates. UPVC double glazing and gas central heating from a combi boiler. Ideal tucked away street, yet within easy access to Burslem, Tunstall and Smallthorne. Also has nice flexibility to add your own stamp to it. Contact us today to get your viewings booked immediately!

### DIRECTIONS

Please use postcode ST6 1ES for Sat Nav/ Google Maps. The property can be found as identified by our For Sale sign.



## ACCOMMODATION

### ENTRANCE PORCH

UPVC front entrance door, tiled flooring and timber door to:

### ENTRANCE HALL

UPVC door to:

### LOUNGE/ DINING ROOM

29' 3" x 13' 7" (8.92m x 4.14m)

A spacious through lounge/ dining room.

The initial dining area measures 13'7 x 13'7.

The lounge area to the rear measures 13'7 x 12'7

With two windows to the front and the rear, and the staircase to the first floor being in the middle of the two spacious rooms. Two radiators. Two ceiling roses with light fittings and coving to the ceiling. Newly fitted electric consumer unit. Cupboards housing gas/ electric meters. Central heating thermostat. Electric fire with feature surround.



### KITCHEN

11' 8" x 8' 3" (3.56m x 2.51m)

A spacious kitchen with base and wall cupboard units with worksurfaces over and splash back tiling. Window to the side aspect.. Tiled flooring. Spotlights to the ceiling. Single drainer sink unit. Electric oven/ grill with induction hob and fitted extractor above. Space for a tall fridge/ freezer and space/ plumbing for both a washing machine and dishwasher. Radiator.



### HALL

4' 3" x 4' 2" (1.3m x 1.27m)

UPVC side access door. Storage cupboard. Cushion flooring. Door to:

### GROUND FLOOR W.C

5' 9" x 4' 2" (1.75m x 1.27m)

A low level W.C with wash hand basin, radiator, cushion flooring and a frosted window to the side.



### FIRST FLOOR LANDING

Spotlights to the ceiling, radiator.

### BEDROOM ONE

12' 5" x 10' 11" (3.78m x 3.33m) plus wardrobes

Window to the front, radiator. Fitted wardrobes. Coving to the ceiling.



#### BEDROOM TWO

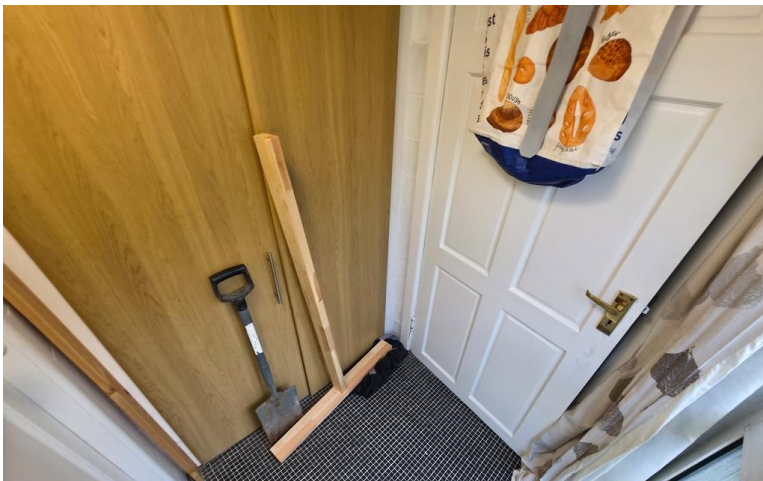
12' 2" x 10' 6" (3.71m x 3.2 m)

Window to the rear, radiator. Door to storage cupboard. Coving to the ceiling.

#### BATHROOM

12' 0" x 8' 5" (3.66m x 2.57 m)

A well presented and spacious bathroom suite. Having panelled bath and overbath shower. Low level W.C with vanity draw/unit and wash hand basin with fitted units, and separate vanity cabinets. Vinyl flooring and part tiled walls. Spotlights to the ceiling. Radiator. Door to storage cupboard also housing the Ideal Logic gas combi 30 boiler.



#### EXTERNALLY

##### FRONTAGE

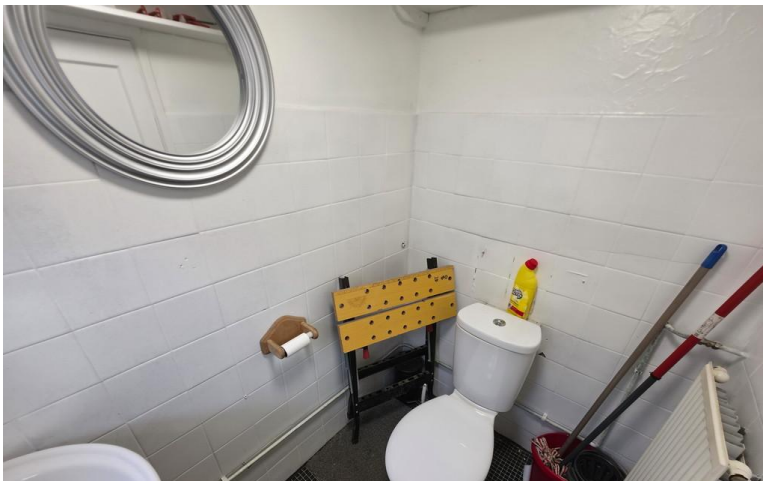
A paved patio forecourted frontage with wrought iron gate and enclosed by wall to the front and sides.

##### REAR GARDEN

A low maintenance rear paved yard, with shrub borders and enclosed with walls and gated access to the rear alley.

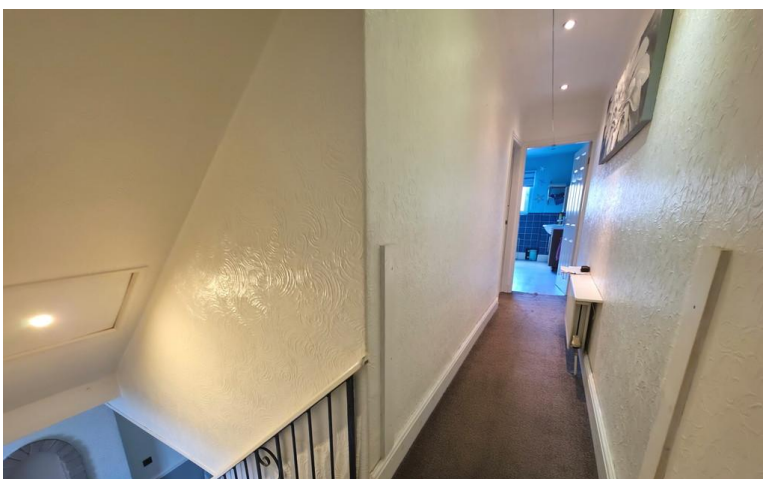
#### VIEWING ARRANGEMENTS

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 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 .

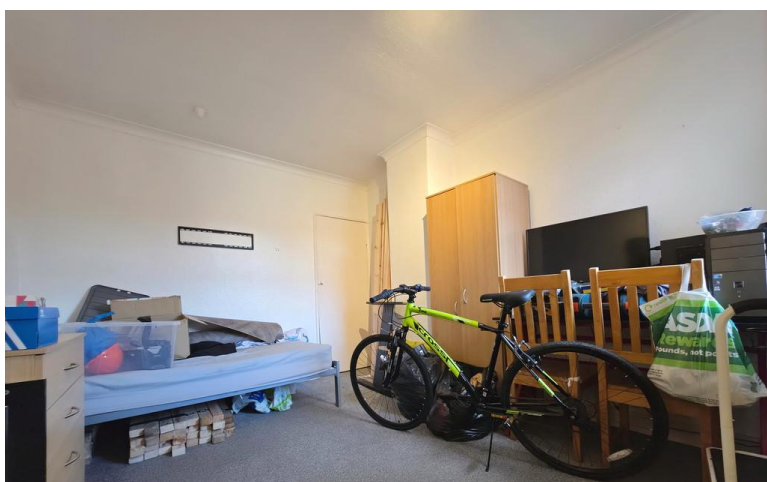
#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 57D Potential: 74C





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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