



**Thornley Road**  
**Burslem, ST6 7BA**

- A SEMI DETACHED HOUSE
- NO CHAIN
- IN NEED OF MODERNISATION
- HALL, LOUNGE, KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- UPVC D/G, GAS C/HEATING
- CONVENIENT LOCATION TO AMENITIES

**£120,000**





## Property Description

### INTRO

A semi detached house offering a brilliant opportunity to acquire a good sized semi detached as a first time buy and/or investment, and available with NO CHAIN! Please note that the property is in need of modernisation, and has huge potential to make your own mark. Internal comprising: hall, lounge, kitchen/dining room, two bedrooms (and the front bedroom could split to form a third bedroom), and a family bathroom. Garden to the front with potential to make a driveway, and a nicely enclosed rear laid to lawn garden. UPVC double glazing & gas central heating from a Worcester gas combi boiler. The property is located within easy access to High Lane & the A500 and amenities of both Tunstall and Burslem. Viewing essential!

### DIRECTIONS

Please follow Sat Nav for postcode ST6 7BA turn in to Thornley Road from Greenbank Road and the property can be found on the left hand side as identified by our for sale sign.





#### ENTRANCE HALL

Upvc entrance door, radiator, stair case to the first floor.

Tiled floor. Door to;

#### LOUNGE

12' 10" x 13' 7" (3.91m x 4.14m)

Window to the front, double radiator. Under stairs store area. Door to;

#### KITCHEN/DINER

16' 4" x 9' 3" (4.98m x 2.82 m)

A kitchen with defined space for dining table. Comprising fitted base and wall units, worksurfaces, single drainer sink unit. Built in oven/grill with extractor, space for appliances. Tiled floor, radiator. UPVC rear/side access door and window to the rear.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

16' 5" x 10' 6 MAX" (5m x 3.2 m)

Two windows to the front, radiator, potential to split this room to form a third bedroom/office.

#### BEDROOM TWO

12' 7" x 9' 11" (3.84m x 3.02m)

Window to rear, radiator.

#### BATHROOM

9' 2" x 6' 11" (2.79m x 2.11m)

Comprising a panelled bath, an enclosed shower cubicle, low level W.C, wash hand basin, window to the rear, radiator. Cushion flooring.

#### FRONT GARDEN

Enclosed by a wall, and with paved pathway to the front door, and through side access to the rear. Laid to lawn front garden. Potential to make a driveway, however plenty of on-road parking is always readily available.

#### REAR GARDEN

A paved patio area leads to a laid to lawn garden. Enclosed by shrubs and fencing. Please note the rubbish/contents as pictured, will be removed prior to completion.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.





#### **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.



#### **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)  
TO FOLLOW







43 Liverpool Road  
Kids grove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
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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