



56 Dartmouth Street Burslem, Stoke-On-Trent, ST6 1HE

To hit 180 you need three darts, but to hit bullseye you only need one. Let me point you in the direction of DARTmouth Street!! Located in the popular area of Burslem you will find a very well maintained terraced property housing a lounge, dining room, kitchen and bathroom to the ground floor. To the first floor there are two double bedrooms. Externally the property benefits from an enclosed small rear garden and forecourt to the front. Sold with no upward chain, the perfect first time buy or investment property. Walking distance to schooling, amenities, Burslem Park and bus routes. Instead of hitting a 180, why don't you do a 180 down to our office and arrange your viewing today!!

£99,950

56 Dartmouth Street

Burslem, Stoke-On-Trent, ST6 1HE



- VERY WELL PRESENTED TERRACED PROPERTY
- GROUND FLOOR BATHROOM WITH FREESTANDING BATH
- SOLD WITH NO UPWARD CHAIN
- SPACIOUS LOUNGE AND DINING ROOM
- TWO DOUBLE BEDROOMS
- PERFECT INVESTMENT OF FIRST TIME BUY
- FITTED KITCHEN
- ENCLOSED RAR GARDEN
- POPULAR LOCATION IDEAL FOR SCHOOLING, AMENITIES AND BUS ROUTES

GROUND FLOOR

Lounge

11'8" x 11'2" (3.57 x 3.42)

UPVC door to the front aspect and UPVC window to the front aspect. Gas fireplace and radiator.

Dining Room

12'1" x 11'4" (3.70 x 3.47)

UPVC window to the rear aspect.. Radiator and door to under stair storage cupboard.

Kitchen

11'9" x 6'2" (3.60 x 1.90)

UPVC window to the side aspect. Fitted with a range of wall and base storage units with inset a sterite sink and side drainer. Coordinating work surface area. Integrated appliances include gas oven and gas hob. Plumbing for a washing machine and space for a fridge. Radiator.

Hall

3'0" x 2'10" (0.92 x 0.87)

Upvc door to the side aspect. Door to storage cupboard housing wall mounted combi boiler.

FIRST FLOOR

Landing

Stairs from first floor.

Bedroom One

12'1" x 11'3" (3.69 x 3.44)

UPVC window to the rear aspect. Radiator and storage cupboard housing loft hatch access.

Bedroom Two

11'3" x 11'2" (3.43 x 3.42)

UOVC window to the front aspect. Radiator.

EXTERIOR

To the front of the property there is a gated forecourt. The rear is black paved path leading to a gravelled small garden area. Fully enclosed.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	