

Shaw's
& Company Estate Agents Ltd

Sytchmill Way

Burslem, ST6 4GA

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- SHARED OWNERSHIP PROPERTY
- 27% SHARE AVAILABLE, LEASEHOLD TENURE
- LOVELY REAR GARDEN
- TWO ALLOCATED PARKING SPACES & GUEST PARKING TO REAR
- GROUND FLOOR CLOAKS/W.C, 1ST FLOOR BATHROOM
- KITCHEN, LOUNGE

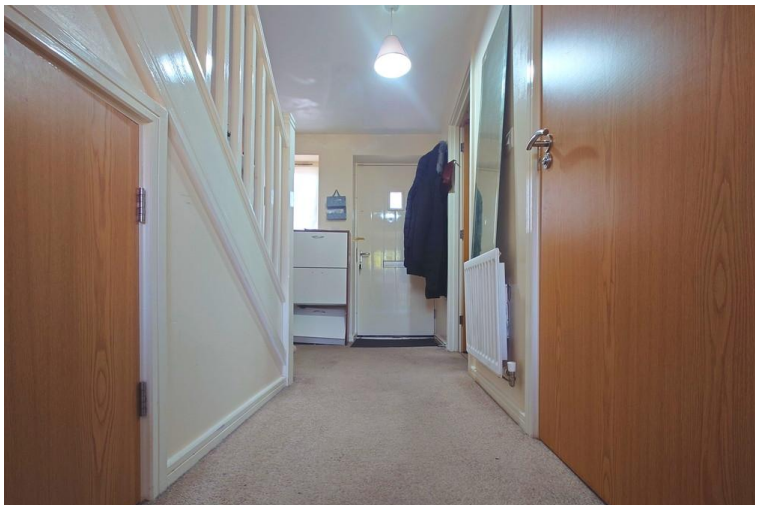
Offers In Excess Of

£46,000











Property Description

INTRO

An excellent way to get yourself onto the property ladder! With this lovely presented THREE bedroom semi detached house - Available to purchase on a 27% share, with leasehold tenure terms (please see further details within) - Set in a highly convenient but tucked away estate, the property, being only 12 years old, comprises of an entrance hall, kitchen, ground floor cloaks/w.c, lounge, and to the first floor are the bedrooms and family bathroom. UPVC double glazing and gas central heating. To the front is a small garden area, and to the rear is a lovely laid to lawn rear, with a gate leading to the allocated and guest parking spaces. Contact us today to register your interest, as this one is priced to sell!

DIRECTIONS

Please use postcode ST6 4GA for Sat Nav/Google Maps. From Westport Road, turn left into Greenhead Street, and left into Sytchmill Way, where the property can be found on the right hand side.









SHARED OWNERSHIP
Please note the property is sold on a 27% Shared ownership basis. The Tenure is leasehold with the lease information/ costs a month being: £308pcm which covers the ground rent and service charge. The other 73% share is owned by Midland Heart.

The length of the lease is 99 years from 01/07/2007.

Any applicants looking for a mortgage, please make enquiries with your proposed lender/advisor that these terms are all acceptable, and please be advised any applicants would require to fill in an application form from Midland Heart.

ACCOMMODATION

ENTRANCE HALL
11' 10" x 6' 8" (3.61m x 2.03m)
Front composite entrance door, leads to a hallway, with a further window to the front. Staircase to the first floor, also having useful understairs store cupboard. Radiator. Central heating thermostat and alarm panel.

KITCHEN
7' 11" x 7' 3" (2.41m x 2.21m)
Comprising a fitted kitchen with base and wall mounted cupboard units, with worksurfaces over. Single drainer sink unit, with window to the front. Integrated tall fridge/freezer and space for a washing machine/dryer combo. Electric oven/grill with gas hob over. Cupboard concealing the Potterton Pro Max HE plus gas combi boiler. Cushion flooring. Extractor fan.

CLOAKS/W.C
7' 3" x 3' (2.21m x 0.91m)
Low level W.C and wash hand basin. Electric consumer unit, and alarm box. Frosted window to the side. Radiator.

LOUNGE
14' 4" x 9' 10" (4.37m x 3m)
With French doors and two windows, all overlooking the rear garden. Radiator.

FIRST FLOOR LANDING
Useful store cupboard. Radiator. Access to the loft having pull down ladder, being insulated and part boarded.

BEDROOM ONE
11' 8" x 7' 2" (3.56m x 2.18m)
Window to the front, radiator.









BEDROOM TWO
10' 2" x 7' 1" (3.1m x 2.16m)
Window to the rear, radiator.

BEDROOM THREE
6' 10" x 6' 7" (2.08m x 2.01m)
Window to the rear, radiator. A smaller room, ideal for a child's bedroom or office.

BATHROOM
6' 10" x 5' 6" (2.08m x 1.68m)
A white suite with mains pressured shower over, low level W.C and wash hand basin. Part tiled walls. Frosted window to the front. Radiator. Cushion flooring.

EXTERNALLY

FRONTAGE
A small paved forecourt with shubs to the front, with pathway to the front door. On street parking should be readily available. Side access, with a gate, leads to:

REAR GARDEN
A lovely laid to lawn garden, with paved area, and being nicely enclosed with fencing. Timber shed. A fence/gate leads to:

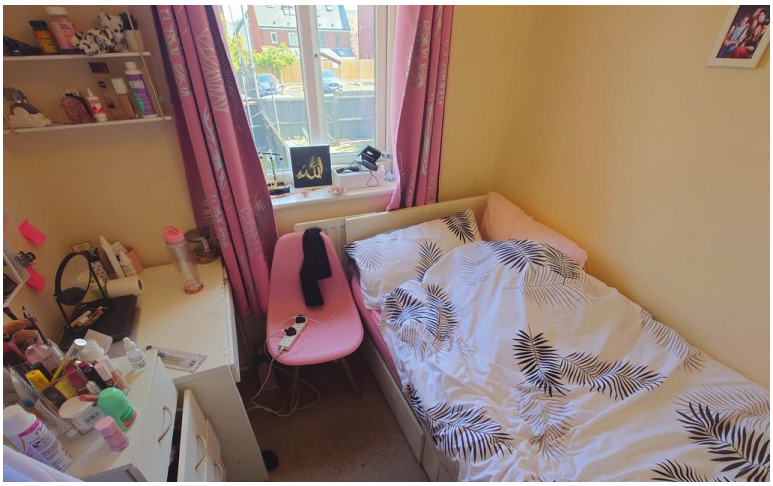
PARKING SPACES
The property benefits from having 2 official allocated car parking spaces, with further guest parking always being available.

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 C (PDF available online)

Current: 76C Potential: 90B







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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 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