



ESTATE AGENTS

... the key to a successful move



Murhall Street, Burslem, Stoke-On-Trent, ST6 4BL

**Offers in the
region of £65,000**

* VIEWINGS 10.50-11.20 ON WEDNESDAY 22ND APRIL

* REQUIRES MODERNISATION

* POPULAR RESIDENTIAL LOCATION

* CLOSE TO LOCAL AMENITIES

* EXCELLENT TRANSPORT LINKS

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED, CASH BUYERS PREFERRED. A two bedroom traditional Mid Terraced property situated in a cul de sac location in Burslem. In brief the accommodation comprises: lounge, dining room, kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a good sized rear garden. The location is perfect for access to local shops, schools and amenities as well we providing good road links throughout the City with excellent access to Hanley shopping centre and Festival retail park. An additional benefit is that the property is being sold with NO VENDOR CHAIN !

VIEWINGS FOR THIS PROPERTY ARE 10.50-11.20 ON WEDNESDAY 22ND APRIL

GROUND FLOOR

FRONT RECEPTION 11'1" x 10'2" (3.4m x 3.1m)

Coving to the ceiling, radiator, ceiling light point, window, exterior door.



REAR RECEPTION 11'1" x 11'1" (3.4m x 3.4m)

Coving to the ceiling, radiator, ceiling light point, double glazed window



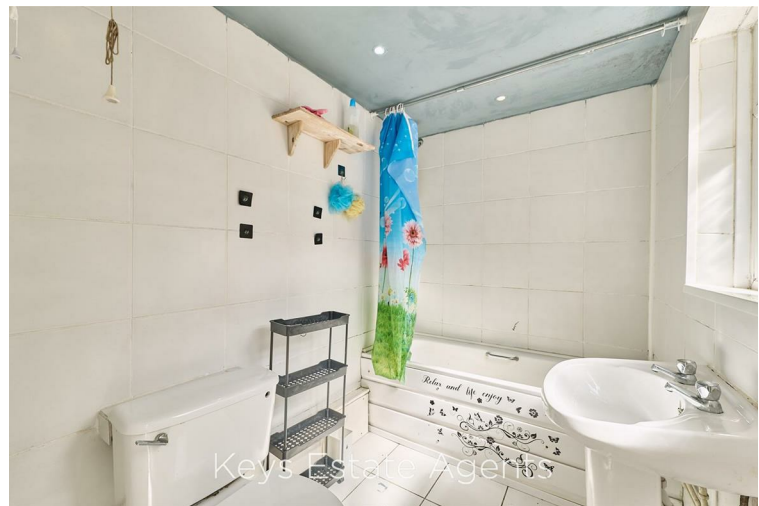
KITCHEN 11'5" x 5'6" (3.5m x 1.7m)

The property would benefit from a new kitchen.



BATHROOM 7'10" x 5'2" (2.4m x 1.6m)

The property would benefit from a new bathroom suite



FIRST FLOOR

FRONT BEDROOM 11'1" x 10'2" (3.4m x 3.1m)

Ceiling light point, radiator, double glazed window.



REAR BEDROOM 11'1" x 11'1" (3.4m x 3.4m)

Ceiling light point, radiator, double glazed window.

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The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

EXTERNALLY

Enclosed rear garden area



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.


Tenure - Freehold

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	67	85
England & Wales	EU Directive 2002/91/EC	

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
 Written quotations of credit terms available on request. A life assurance policy may be required