

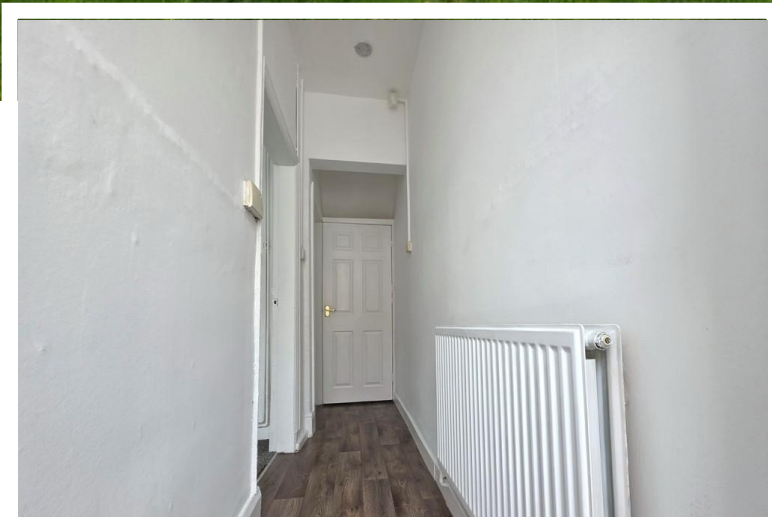


**Maddock Street**  
**Burslem, ST6 3PW**

- A MID TERRACED HOUSE
- SPACIOUS ROOMS
- NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- FIRST FLOOR SHOWER ROOM
- UPDATED BOILER, ELECTRICS & DAMP PROOF COURSE
- IDEAL LOCATION TO AMENITIES, SCHOOLS & ROAD LINKS

**£89,950**





## Property Description

### INTRO

A lovely presented and great value TWO BEDROOM, TWO RECEPTION room, spacious mid terraced home - AVAILABLE WITH NO CHAIN! Fitted kitchen to the ground floor, and first floor shower room. Newly fitted UPVC double glazing and gas central heating from a combi boiler. Fresh decor and flooring throughout. The roof is in great condition with having recent works, and a full new damp proof coursing is fitted with guarantee for 10 years. A highly convenient location, right in the middle of Burslem and Tunstall with great access to local amenities and road links across the city. An ideal opportunity to get on the property ladder or would be a very popular investment property to rent out. Contact us today to register your interest!



#### DIRECTIONS

Please use postcode ST6 3PW for Sat Nav/ Google Maps. From Burslem town centre, proceed down the B5051 Newcastle Street. Turn left into Newport Lane, and left again into Maddock Street, where the property can be found on the left hand side, as identified by our For Sale sign.

#### ACCOMMODATION

##### ENTRANCE HALL

13' 1" x 2' 10" (3.99m x 0.86m)

Front composite entrance door. Radiator. Useful understairs storage cupboard. Cushion flooring. Doors to both reception rooms.

##### DINING ROOM

11' 9" x 9' 10" (3.58m x 3m)

Window to the front, radiator. Electric meter and consumer unit fitted March 2026.

##### LOUNGE

11' 11" x 10' 11" (3.63m x 3.33m)

Window to the rear, radiator. Door to staircase to the first floor.



##### KITCHEN

8' 2" x 6' 8" (2.49m x 2.03m)

A fitted kitchen with base and wall mounted cupboard units with worksurfaces over. Space for a oven/grill. Single drainer sink unit. Window to the side. Cushion flooring. Composite door with rear access. Alcove with space for a tall fridge/ freezer.

##### FIRST FLOOR LANDING

Door to useful store cupboard also housing the Logic Combi C24 gas boiler.



##### BEDROOM ONE

15' 2" x 9' 10" (4.62m x 3m)

Two windows to the front, radiator.

##### BEDROOM TWO

10' 11" x 8' 10" (3.33m x 2.69m)

Window to the rear, radiator.



##### SHOWER ROOM

7' 10" x 6' 9" (2.39m x 2.06m)

An enclosed shower cubicle having mains pressured power shower. Low level W.C. Wash hand basin. Frosted window to the side. Cushion flooring.



#### EXTERNALLY

#### REAR GARDEN

An enclosed paved patio area garden area. Enclosed by tall wall, and with gated access to the rear alley. Outbuilding attached to the back of the property, also having space and plumbing for a washing machine.

#### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://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: 60D Potential: 84B



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

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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