



ESTATE AGENTS

... the key to a successful move



Wade Street, Burslem, Stoke-On-Trent, ST6 1HR

**Offers in the
region of
£110,000**

- * Ideal First Buy or Investor Opportunity
- * Within Walking Distance of Local Amenities
- * Popular Residential Location
- * No Upward Chain

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY, NO UPWARD CHAIN.

This forecourted mid terrace property is situated on the 'Park Estate' a popular residential location, located within walking distance of Burslem town centre and within easy access of Hanley shopping centre and Festival retail park. Benefits from a short commute to the A500 and A50, Stoke railway station and Royal Stoke Hospital

The accommodation comprises: Two reception rooms, kitchen, bathroom and to the first floor two double bedrooms, outside is a paved rear yard, additional benefits include uPVC double glazed and gas central heating.

GROUND FLOOR

FRONT RECEPTION 10'9" x 10'9" (3.3m x 3.3m)

Coving to the ceiling, radiator, ceiling light point, uPVC boxed bay window



REAR RECEPTION 10'9" x 10'9" (3.3m x 3.3m)

Ceiling light point, radiator, feature fire surround, uPVC double glazed window, door leading to stairs to the first floor.



KITCHEN 10'5" x 5'10" (3.2m x 1.8m)

Fitted with a range of wall and base units with co-ordinating

worktops, built in electric oven, gas hob and extractor, sink and drainer with mixer tap. Recessed lighting, radiator, part wall tiled, laminate wood effect flooring, recess with uPVC double glazed door to outside and wall mounted central heating boiler.



BATHROOM 7'2" x 5'2" (2.2m x 1.6m)

Three piece suite comprises panelled bath, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring uPVC double glazed window



FIRST FLOOR

FRONT BEDROOM 10'9" x 10'2" (3.3m x 3.1m)

Ceiling light point, radiator, uPVC double glazed window

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REAR BEDROOM 10'9" x 10'9" (3.3m x 3.3m)

Ceiling light point, radiator, uPVC double glazed window



EXTERNALLY

Fore courted frontage, paved rear yard.



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.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

39 Wade Street, Burslem FLOOR PLAN



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.

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Written quotations of credit terms available on request. A life assurance policy may be required