



Bycars Road
Burslem, ST6 1BY

- TWO BEDROOM TERRACE
- NO CHAIN
- CONVENIENT LOCATION
- EASY ACCESS TO THE A500
- ENTRANCE AREA, TWO RECEPTIONS
- KITCHEN, REAR HALL, GF BATHROOM
- TWO DOUBLE BEDROOMS
- UPVC D/G & GAS C/H

£80,000





Property Description

INTRO

Shaw's & Co are delighted to offer for sale a two bedroom terrace house, an ideal first time buy and/or an investment for the rental market. No chain. The property comprises entrance area, two reception rooms, a kitchen, rear hall with a combi gas boiler, a ground floor bathroom with a white suite, two double bedrooms on the first floor. UPVC double glazing & gas central heating. Externally a rear yard area. Access to all local amenities which are close by along with good road links to the A500. Viewing essential.

DIRECTIONS

Please follow Sat Nav with postcode ST6 1BY. From Tunstall, turn left off Scotia Road in to Bycars Road. The property can be found on the left hand side, as identified by our for sale sign.

LOUNGE



13' 3" x 10' 11" (4.04m x 3.33m)

Entered through a UPVC door. Window to the front elevation, cupboards housing the gas and electricity meters, radiator. Arch to:

DINING ROOM

11' 3" x 10' 10" (3.43m x 3.3m)

Window to the rear elevation. Staircase to the first floor, understairs store cupboard, radiator.

KITCHEN

10' 4" x 5' 10" (3.15m x 1.78m)

Window to the side elevation. A range of wall and base units, sink unit, work surface.



REAR HALL

Cupboard housing the Vaillant gas central heating boiler. External access door. Door to:

BATHROOM

7' 1" x 5' 2" (2.16m x 1.57m)

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, radiator.

FIRST FLOOR LANDING

Door to:



BEDROOM ONE

11' 3" x 10' 11" (3.43m x 3.33m)

Window to the front elevation, radiator.

BEDROOM TWO

11' 2" x 11' (3.4m x 3.35m)

Window to the rear elevation, radiator.

EXTERNALLY

REAR

A paved yard area.



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 be 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 (PDF available online)

Current: 58D Potential: 82B