



ESTATE AGENTS

... the key to a successful move



Jackfield Street, Burslem, Stoke-On-Trent, ST6 1EU

**Offers in excess
of £80,000**

- * INVESTMENT OPPORTUNITY
- * REFURBISHMENT REQUIRED
- * CASH BUYERS PREFERRED
- * POPULAR LOCATION

w: www.keysestateagents.co.uk

Jackfield Street, Burslem, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED, CASH BUYERS PREFERRED

Offered for sale with no onward chain, this property would be ideal for investors or first time buyers looking for a project giving them the opportunity to put their own stamp on it. Situated on the popular Park Estate on a quiet one way street, the property is within walking distance of High Lane which gives further access to Tunstall, Burslem, Hanley and Festival Retail Park providing a wide range of shops, supermarkets and further amenities. Roads links include the A500, A50 and M6 motorway.

GROUND FLOOR

FRONT RECEPTION 11'1" x 9'2" (3.4m x 2.8m)

Coving, ceiling light radiator, double glazed window

REAR RECEPTION 12'9" x 11'1" (3.9m x 3.4m)

Coving, ceiling light radiator, double glazed window

KITCHEN 10'2" x 6'6" (3.1m x 2m)

Requires replacement

BATHROOM 6'6" x 5'2" (2m x 1.6m)

Requires replacement

FIRST FLOOR

FRONT BEDROOM 12'9" x 11'1" (3.9m x 3.4m)

Coving, ceiling light, radiator, double glazed window

REAR BEDROOM 12'9" x 11'1" (3.9m x 3.4m)

Ceiling light point, radiator, storage cupboard, double glazed window

OUTSIDE

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

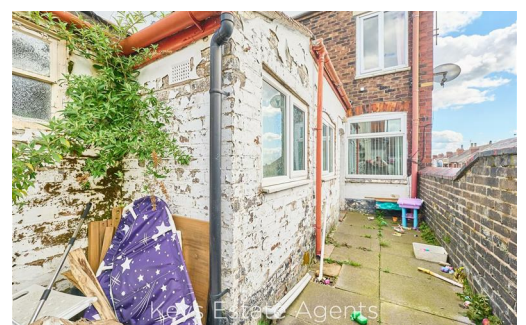
Offer Procedure


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.



Jackfield Street, Burslem, Stoke-On-Trent,



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| 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