

Shaw's
& Company Estate Agents Ltd

Maddock Street

Burslem, ST6 3PW

- A TURN-KEY PROPERTY
- BEAUTIFULLY MODERNISED
- NO CHAIN
- A TERRACED HOUSE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- UP TO DATE GAS & ELEC CERTS
- MODERN KITCHEN & SHOWER ROOM

£107,000











Property Description

INTRO

Check out this STUNNING terraced house, beautifully modernised and ready to move straight into! With NO CHAIN, this property is an ideal first time buy or investment property, comprising TWO BEDROOMS and TWO RECEPTION ROOMS, with an entrance hall, modernised kitchen and ground floor shower room. Up to date gas and electric certificates, with gas central heating from a Glow Worm combi boiler fitted in February 2024 and all newly fitted radiators. Re-plastered and decorated throughout, with excellent condition flooring throughout. A tucked away street, yet highly convenient to Burslem Town Centre, road links across the city, and the lovely Westport Lake within walking distance. Don't wait on getting in touch to grab your viewing on this beauty!

DIRECTIONS

Please use postcode ST6 3PW for Sat Nav/ Google Maps. From the B5051 Newcastle Street, turn into Newport Lane, and right 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' 2" x 2' 11" (4.01m x 0.89m)
Front composite entrance door. Radiator. Laminate flooring. Coat hooks. Door to useful understairs storage cupboard, also having shelving and coat hooks.

LOUNGE
11' 11" x 9' 10" (3.63m x 3m)
Window to the front, radiator. Electric fire with feature surround. Laminate flooring. Two separate cupboards housing gas and electric meters, with consumer unit.

DINING ROOM
12' x 10' 10" (3.66m x 3.3m)
Window to the rear, radiator. Laminate flooring. Opens to the staircase to the first floor. Small store cupboard. Door to:

KITCHEN
7' 7" x 7' 6" (2.31m x 2.29m)
A modernised fitted kitchen, with base and wall mounted cupboards (with soft close cupboards/draws), worksurfaces over with splash back tiling. Eye level electric oven/ grill. Electric hob, and fitted extractor hood over. Single drainer sink unit. Cushion flooring. Space and plumbing for a washing machine. Water meter. Newly fitted UPVC rear access door. Window to the side. Spotlights to the ceiling. Radiator. Door to:

SHOWER ROOM
7' x 3' 6" (2.13m x 1.07m)
A fully updated ground floor shower room, having enclosed shower cubicle with mains pressured shower and tiles behind. Fully tiled walls. Cushion flooring. Low level W.C. Wash hand basin with vanity cupboard below. Radiator. Frosted window to the side. Shelf and mirror.

FIRST FLOOR LANDING

BEDROOM ONE
15' 2" x 9' 10" (4.62m x 3m)
Two windows to the front, radiator. Laminate flooring.

BEDROOM TWO
11' 11" x 10' 11" (3.63m x 3.33m)
Window to the rear, radiator. Laminate flooring. Door to store cupboard with Glow Worm gas combi boiler, fitted in February 2024 (and fully serviced).









EXTERNALLY

REAR
A paved patio rear garden, enclosed with wall to side and rear, with rear access gate.

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 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: 69C Potential: 85B








Glow-worm

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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