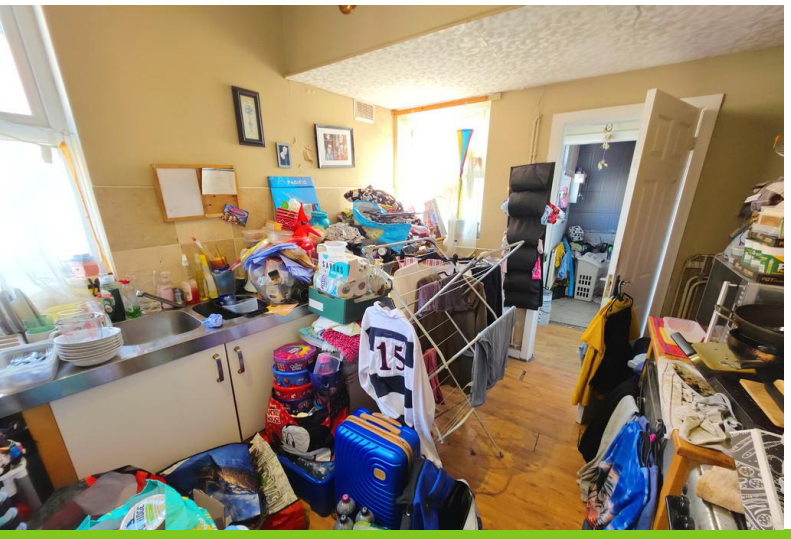
Shaw's
& Company Estate Agents Ltd

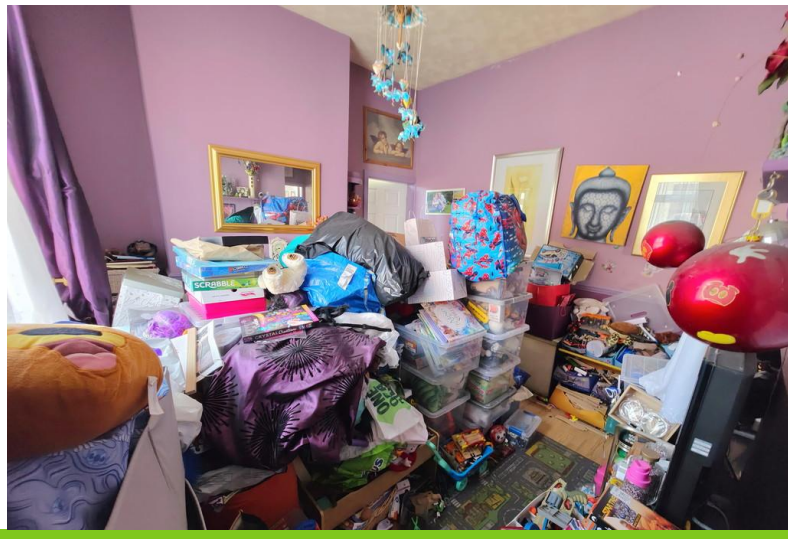
Leonard Street

Burslem, ST6 1HJ

- AN END TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN/ DINER
- GROUND FLOOR BATHROOM
- BAXI GAS BOILER, UPVC D/GLAZING
- HIGHLY CONVENIENT LOCATION
- TO AMENITIES OF BURSLEM & SMALLTHORNE

£109,950





Leonard Street, Burslem, Stoke-on-Trent

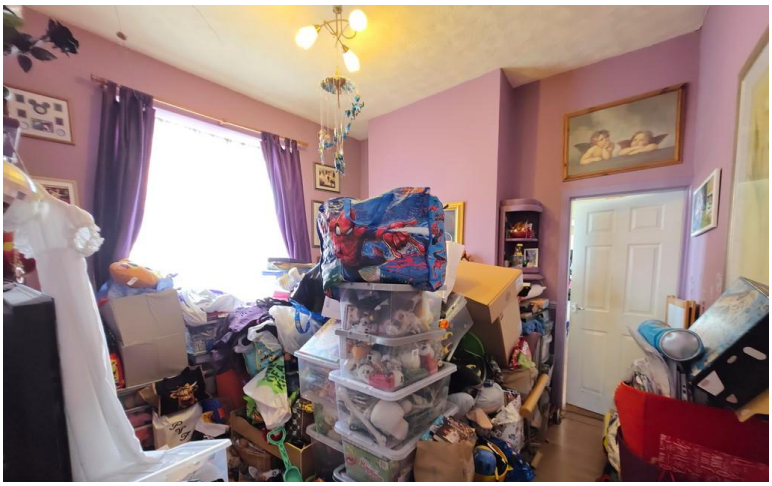
Property Description

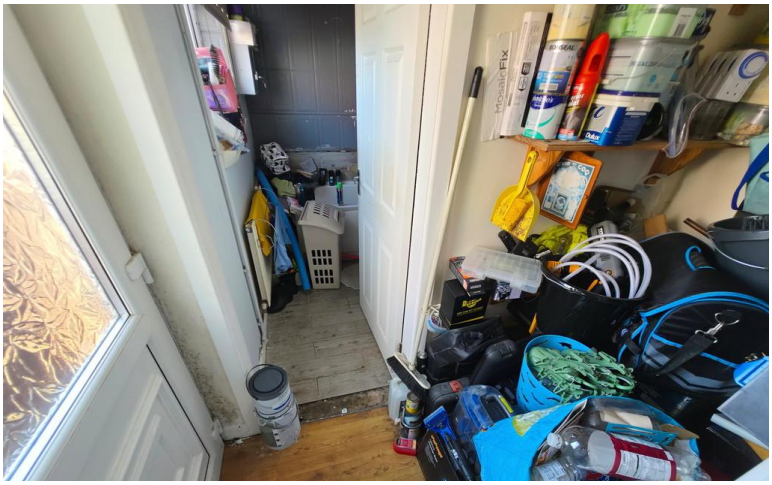
INTRO

A deceptively spacious END TERRACED HOUSE - With THREE DOUBLE BEDROOMS! Comprising lounge and separate dining room, with a kitchen/diner, rear hall and ground floor bathroom. Spacious rooms throughout, and with UPVC double glazing, and gas central heating from a Baxi gas combi boiler (serviced annually). The rear extension flat roof, guttering, and roof ridge tiles have been newly replaced. Sitting in a highly convenient tucked away street, with easy access to nearby road links and the amenities of Burslem and Smallthorne. Walking distance to the highly popular Tunstall Park. A family sized terraced home, with nice further potential to make your own mark! Don't hesitate to get your viewing booked immediately!

DIRECTIONS

Please use postcode ST6 1HJ for Sat Nav/ Google Maps. From the A5272 High Lane, turn into Dartmouth Street and turn right into Leonard Street, where the property can be found on the left hand side as identified by our For Sale sign.





ACCOMMODATION

LOUNGE
11' 9" x 13' 2" (3.58m x 4.01m)
UPVC front entrance door. Window to the front. Radiator. Electric fire and surround.

DINING ROOM
11' 8" x 10' 10" (3.56m x 3.3m)
Window to the side. Radiator. Door to understairs storage cupboard. Laminate flooring. Staircase to the first floor. Door to:

KITCHEN/ DINER
16' 0" x 10' 4" (4.88m x 3.15m)
A highly spacious fitted kitchen with space for dining. Comprising base and wall mounted cupboard units with worksurfaces. Single drainer sink unit. Space for a tall standing fridge freezer. Space/ plumbing for a washing machine. Oven/grill with gas hob. Windows to the side and the rear. Wall mounted Baxi gas combi boiler (serviced annually).

REAR HALL
7' 1" x 3' 1" (2.16m x 0.94m)
UPVC side/ rear access door. Open store area.

BATHROOM
7' 1" x 6' 6" (2.16m x 1.98m)
Comprising a panelled bath and shower attachment. Low level W.C and wash hand basin. Radiator. Tiled walls and tiled flooring. Vanity cabinet. Window to the side.

FIRST FLOOR LANDING
Loft access - loft is part boarded and insulated.

BEDROOM ONE
12' 8" x 11' 3" (3.86m x 3.43m)
Window to the front, radiator.

BEDROOM TWO
12' 2" x 10' 4" (3.71m x 3.15m)
Window to the side, radiator. Back room.

BEDROOM THREE
9' 7" x 8' 1" (2.92m x 2.46m)
Window to the side, radiator. Door to storage cupboard. Middle room.

EXTERNALLY

REAR YARD

A paved patio rear garden, enclosed with wall and newly fitted 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 .

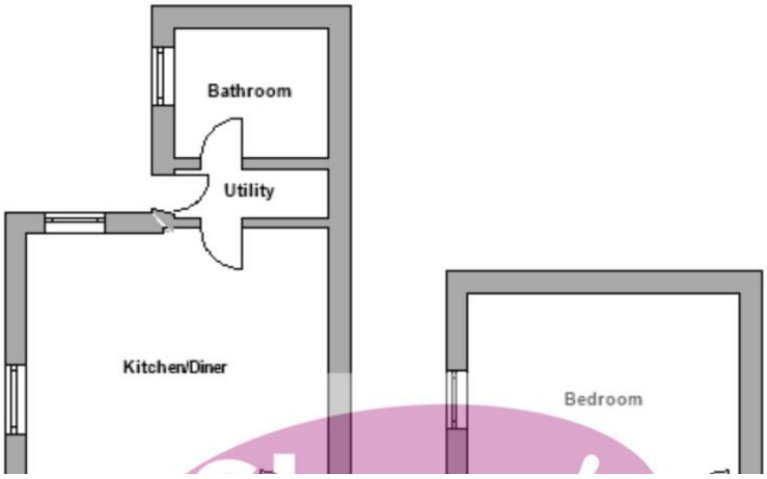
LOCAL AUTHORITY

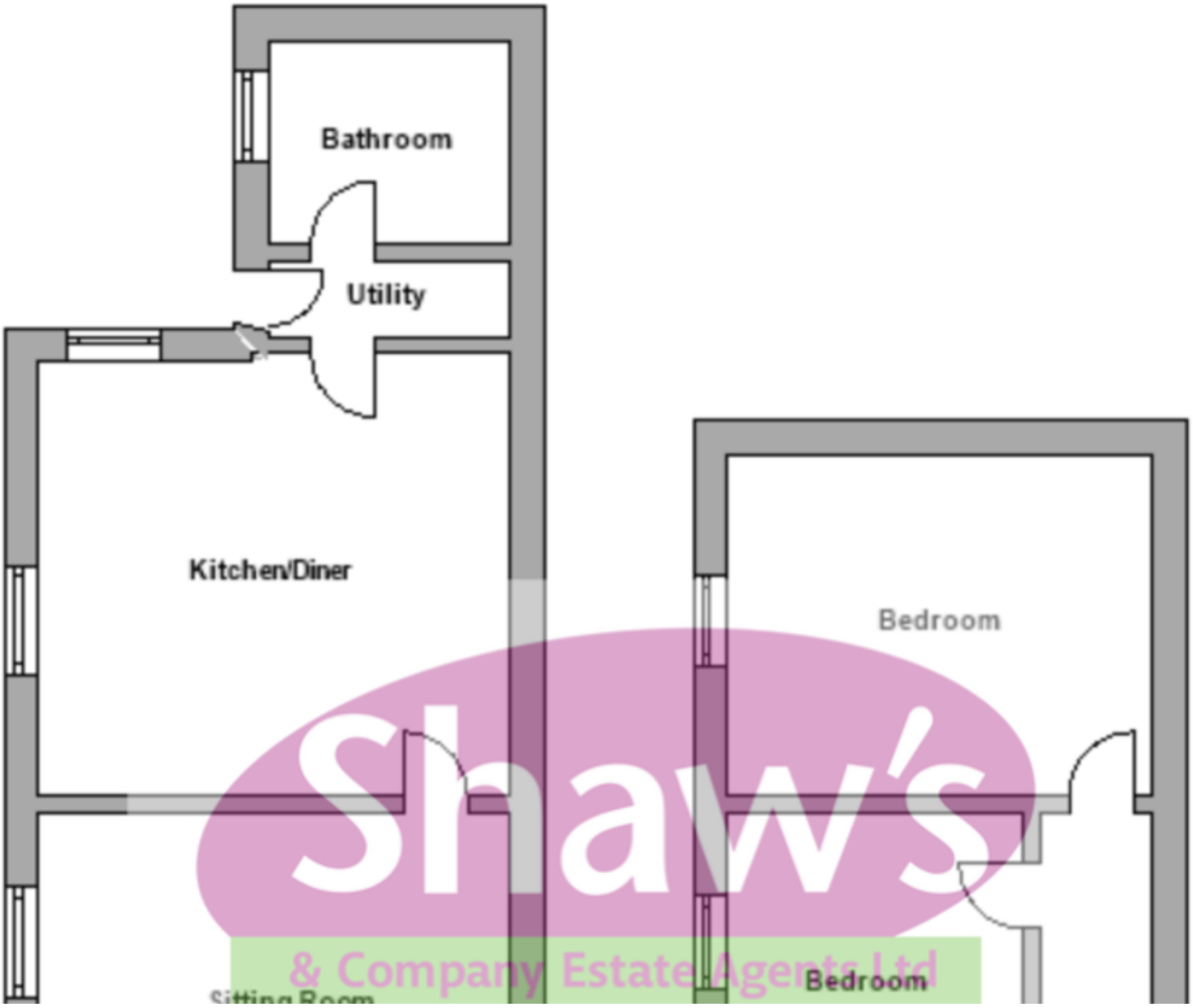
Stoke on Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:


Bathroom
Utility
Kitchen/Diner
Bedroom



Shaw's
& Company Estate Agents Ltd

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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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