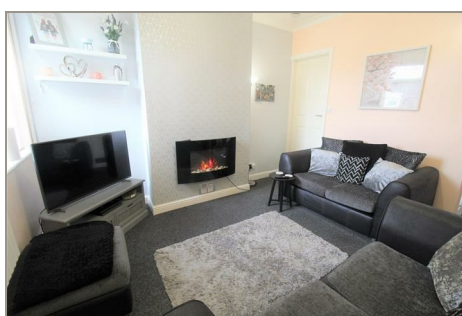
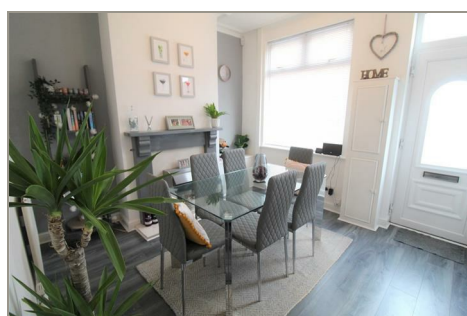




32 Gordon Street

Burslem, Stoke-On-Trent, ST6 1HY

Wise men say, only fools rush in. But I can't help falling in love with you! Shall I stay? Well be a fool for love and rush straight in, as this stunning terraced property on Gordon Street is definitely one you should stay in! Immaculately presented throughout the property comprises dining room, lounge, modern fitted kitchen, and bathroom to the ground floor. The first floor offers two double bedrooms. Externally the property has a low maintenance paved rear courtyard which is fully enclosed. All sold with no upward chain!!! So shall I stay? Would it be a sin, if I can't help falling in love with you? Call to book a viewing today.

£94,950

32 Gordon Street

Burslem, Stoke-On-Trent, ST6 1HY



- STUNNING TERRACED PROPERTY
- GOOD SIZED BATHROOM
- BEAUTIFUL THROUGHOUT
- VIEWING IS A MUST!!
- DINING ROOM & LOUNGE
- TWO DOUBLE BEDROOMS
- NO UPWARD CHAIN
- MODERN FITTED KITCHEN
- ENCLOSED REAR COURTYARD
- CENTRAL LOCATION

Ground Floor

Dining Room

11'1" x 10'3" (3.40 x 3.13)

A UPVC door to the front aspect and double glazed window to the front aspect. Electric fireplace and radiator.

Lounge

15'7" x 11'1" (4.75 x 3.38)

A double glazed window to the rear aspect. Radiator and television point.

Kitchen

11'2" x 6'5" (3.42 x 1.97)

A double glazed window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Coordinating work surface areas and integrated appliances include electric oven and electric hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Radiator and vinyl flooring.

Side Entrance

4'3" x 2'8" (1.31 x 0.82)

UPVC door to the side aspect.

Storage cupboard housing combi boiler and there is space for a tumble dryer.

Bathroom

7'4" x 6'5" (2.24 x 1.97)

A double glazed window to the side aspect. Fitted with a suite comprising p-shaped bath with shower above, wash hand basin with mixer tap and low level W.C. Partly tiled walls and tiled flooring. vertical towel rail and extractor fan.

FIRST FLOOR

Landing

Stairs from the ground floor.

Bedroom One

12'2" x 11'2" (3.73 x 3.42)

A double glazed window to the rear aspect. Radiator.

Bedroom Two

11'2" x 10'3" (3.41 x 3.14)

A double glazed window to the front aspect. Radiator and loft hatch access. Door to storage cupboard.

EXTERIOR

The rear of the property is a low maintenance paved courtyard. There is access through a rear gate and outhouse building.

AGENTS NOTES

The seller has advised us the property had a new roof July 2021 which has a 15 year guarantee.

Council Tax Band

Council Tax Band A.

Purchaser should seek confirmation prior to completion



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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