



39 Evans Street

Burslem, Stoke-On-Trent, ST6 4HP

Let's take a moment and imagine! Imagine a perfect place for a first time buyer looking to climb that property ladder, those who are looking to downsize or an experienced investor looking to extend their portfolio.. well imagine no further we have it all for you at Evans Street! A beautifully renovated traditional terraced property, move in ready and sold with no upward chain! The accommodation on offer comprises two reception rooms, modern fitted kitchen, two double bedrooms and a contemporary ground floor bathroom. Externally the property has a paved rear courtyard with gated access. Located in the popular area of Burslem, close to local amenities, schooling and commuter links. It's time to imagine yourself living here! Call today to book a viewing and imagine no more!

Offers in excess of £95,000

39 Evans Street

Burslem, Stoke-On-Trent, ST6 4HP



- IMMACULATE TERRACED PROPERTY
- MODERN FITTED KITCHEN
- POPULAR LOCATION
- FULLY REFURBISHED
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- CONTEMPORARY BATHROOM
- NO UPWARD CHAIN

GROUND FLOOR

Dining Room

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

A double glazed window overlooks the front aspect coupled with a UPVC entrance door. Radiator.

Lounge

10'9" x 10'4" (3.28 x 3.15)

A double glazed window overlooks the rear aspect. Under stairs storage cupboard. Television point and radiator.

Kitchen

10'11" x 5'8" (3.34 x 1.73)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and coordinating work surface areas. Integrated electric oven and hob with cooker hood above. Space and plumbing for washing machine and fridge/freezer. Solid wooden flooring and ceiling spotlights. Vertical height radiator.

Rear Hall

6'0" x 2'7" (1.83 x 0.79)

A double glazed access door leads out to the side aspect. Storage cupboard housing central heating boiler.

Bathroom

7'0" x 5'6" (2.14 x 1.70)

A double glazed window overlooks the side aspect. Fitted with a suite comprising double shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Partly tiled walls and tiled flooring. Ceiling spotlight and vertical height radiator.

FIRST FLOOR

First Floor Landing

Ceiling spotlights.

Bedroom One

11'2" x 10'5" (3.42 x 3.19)

A double glazed window overlooks the front aspect. Ceiling spotlights and radiator.

Bedroom Two

10'7" x 10'10" (3.23 x 3.32)

A double glazed window overlooks the rear aspect. Storage cupboard housing loft access hatch. Ceiling spotlights and radiator.

EXTERIOR

Paved rear courtyard with gated access.



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.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

