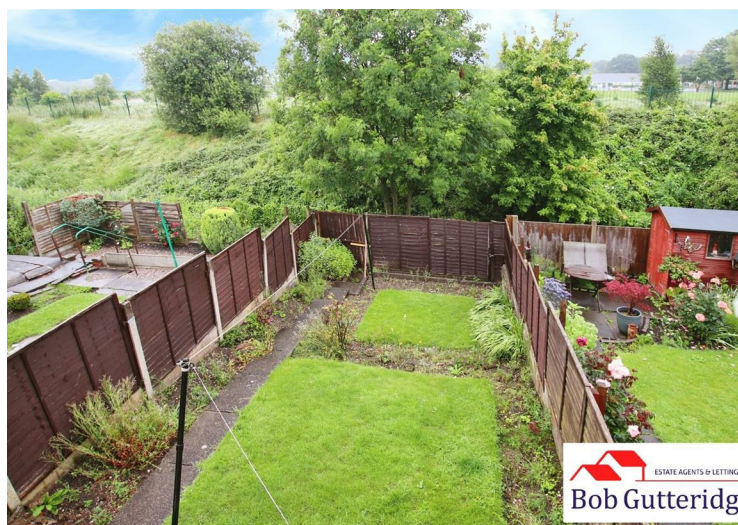
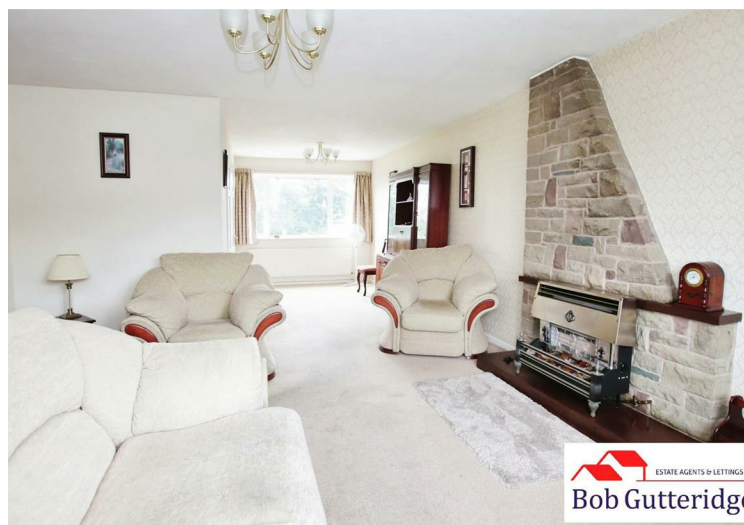


## 19 Heyburn Crescent, Burslem, Stoke-On-Trent, Staffs, ST6 4DL



**Freehold Offers in excess of £115,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious town house situated in a pleasant crescent in Burslem which provides ease of access to local shops, schools and amenities as well as providing good access roads throughout the city. As you would expect this property offers the benefits of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, spacious lounge/dining room, fitted kitchen and to the first floor are three bedrooms along with first floor bathroom. Externally the property enjoys gardens to front and rear with front garden offering the provision to create off road parking subject to the usual planning consent. We are also pleased to confirm that this home is being sold with the added benefit of No Vendor Chain!

### ENTRANCE HALL

With Upvc double glazed frosted front access door, pendant light fitting, electricity fuses, panelled radiator, power point, door to meter cupboard, stair to first floor landing and door leads off to;

### OPEN PLAN LOUNGE / DINING ROOM 4.22m reducing to 2.54m x 7.90m reducing to 4.19m (13'10" reducing to 8'4" x 25'11" reducing to 13'9")

With Upvc double glazed bay window to front, artex to ceiling, two x five lamp light fittings, two panelled radiators, feature fire surround, TV aerial connection point, BT telephone point (subject to usual transfer regulations) and power points.



**FITTED KITCHEN 3.71m x 2.46m (12'2" x 8'1")**

With Upvc double glazed frosted window to rear, fluorescent tube light fitting, a range of base and wall mounted textured storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, space for condenser dryer, space for freestanding electric cooker, double panelled radiator, vinyl cushion flooring, power points, door to built in boiler cupboard housing a Baxi boiler providing domestic hot water and central heating systems and door leads off to under-stairs store with stillage and ample domestic shelving space.



**FIRST FLOOR LANDING**

With pendant light fitting and access to the loft space, smoke alarm, door to built in airing cupboard housing the hot water cylinder and doors to rooms including;



**BEDROOM ONE (FRONT) 4.06m x 3.20m (13'4" x 10'6")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



**BEDROOM TWO (REAR) 3.68m x 2.54m (12'1" x 8'4")**

With Upvc double glazed window to rear, panelled radiator and power points.



**BEDROOM THREE 1.85m x 2.01m (6'1" x 6'7")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power point.



**FIRST FLOOR BATHROOM 2.51m x 1.78m (8'3" x 5'10")**

With Upvc double glazed frosted window to rear, artex to ceiling, enclosed light fitting, white suite comprising of low level WC, pedestal sink unit, panelled bath unit with Victorian style mixer tap and shower attachment and ceramic tiled splashback tiling.



**EXTERNALLY**



**FORE GARDEN**

Bounded by garden block walls and metal gate providing pedestrian access to the front of the property, paved pathways, lawn section and mature shrubs and plants to borders.



**REAR GARDEN**

Bounded by concrete/timber post and timber fencing with paved area providing patio and sitting space, paved pathways to lawn section and mature shrubs and plants to borders.



**COUNCIL TAX**

Band 'A' amount payable to City of Stoke On Trent Council.

**Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

**MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

**NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

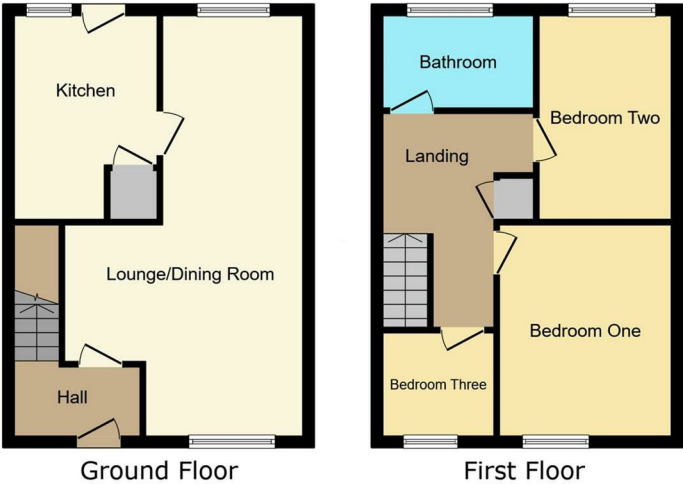
**SERVICES**

Main services of gas, electricity, water and drainage are connected.

**VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

| HOURS OF OPENING |                 |
|------------------|-----------------|
| Monday - Friday  | 9.00am - 5.30pm |
| Saturday         | 9.00am - 4.30pm |
| Sunday           | 2.00pm - 4.30pm |

