

**Louise Street Burslem Stoke-On-Trent ST6 1BG**



**Offers In Excess Of £65,000**

## Louise Street, Burslem, Stoke-On-Trent, ST6 1BG

With a paintbrush in one hand, pick your phone up with the other  
A perfect 'doer upper' we're delighted to uncover  
A property with TWO BEDROOMS in a popular location  
If you're looking for a project there should be no hesitation  
With TWO RECEPTION ROOMS, Kitchen and family bathroom  
The ideal blank canvas to make your own  
So without further delay dial our number to view  
This could be the perfect property for you!

Great opportunity if you are looking for a property where you can make it your own. This much loved family home is situated in the popular location in Burslem, close to local amenities, schools and commuter roads. In need of some updating, the property is offered with NO UPWARD CHAIN. The accommodation comprises, entrance hallway, sitting room, lounge, cellar, kitchen and WC. On the first floor two bedrooms and bathroom. Rear yard. Early internal inspection highly recommended.

### Entrance Hall

Tiled floor. Stairs off to the first floor.

### Sitting Room

12'4" into box window x 10'9" into alcove (3.77 into box window x 3.28 into alcove)

Double glazed box window to the front aspect. Feature fireplace housing gas fire.

### Lounge

13'5" x 10'11" max (4.11 x 3.35 max )

Double glazed window to the rear aspect. Feature fire surround housing gas fire. Access to the cellar.



### Kitchen

7'6" x 7'5" (2.31 x 2.28)

Double glazed window to the side aspect. Stainless steel single drainer sink unit. Space for appliances. Two base units. Side door access.



### Lobby

With access to the WC.

### Separate WC

With low level WC. Double glazed window to the side aspect.

### First Floor

#### Landing

Double glazed window to the rear aspect.

#### Bedroom One

14'4" x 8'4" (4.39 x 2.55)

Double glazed window to the front aspect.





### Bedroom Two

15'0" x 5'6" (4.58 x 1.68)

Double glazed window to the front aspect. Loft access.

### Agents Note

A recent survey has brought up sulphate attack any interested parties are advise to make their own enquiries.

### Bathroom

9'1" narrowing to 5'6" x 8'4" (2.78 narrowing to 1.69 x 2.55)

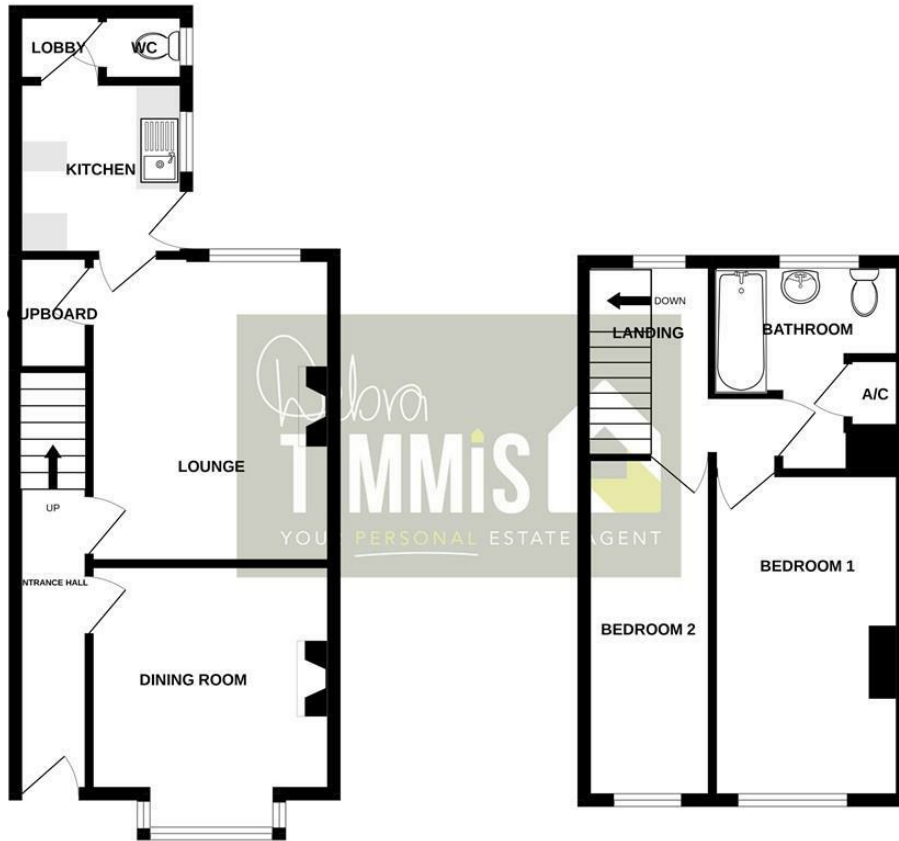
Suite comprises, panelled bath, pedestal wash hand basin and low level WC. Double glazed window to the rear aspect. Airing cupboard.



### Externally

Enclosed rear yard with pedestrian access. Brick built store. Forecourt with gated access.





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 ©2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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