



# ESTATE AGENTS

*... the key to a successful move*



**Dartmouth Street, Burslem, Stoke-On-Trent, ST6 1HD**

**Offers in excess  
of £59,000**

\* VIEWINGS 10:55 -11:25 ON FRIDAY 24TH APRIL

\* INVESTMENT OPPORTUNITY

\* TOTAL REFURBISHMENT REQUIRED

\* CASH BUYERS PREFERRED

\* POPULAR RESIDENTIAL LOCATION

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Dartmouth Street, Burslem, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED, CASH BUYERS PREFERRED

VIEWINGS 10:55 -11:25 ON FRIDAY 24TH APRIL

A two bedroom forecourted Terraced House requiring refurbishment throughout. The property is located in Burslem an established residential area of Stoke-on-Trent, well positioned for access to local shops, schools and amenities. The wider road network provides connectivity to neighbouring towns, the main shopping centre in Hanley and Festival Retail Park making the location suitable for continued rental demand. The accommodation comprises: two reception rooms, kitchen, and to the first floor two bedrooms and a bathroom, outside is a rear yard

### GROUND FLOOR

FRONT RECEPTION 11'1" x 11'1" (3.4m x 3.4m)

REAR RECEPTION 12'1" x 11'1" (3.7m x 3.4m)

KITCHEN 10'5" x 6'2" (3.2m x 1.9m)

### FIRST FLOOR

FRONT BEDROOM 11'1" x 11'1" (3.4m x 3.4m)

REAR BEDROOM 12'1" x 10'9" (3.7m x 3.3m)

BATHROOM 10'2" x 5'6" (3.1m x 1.7m)

### OUTSIDE

### GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

### Services

We believe all are available.

Tenure - Freehold

### Offer Procedure

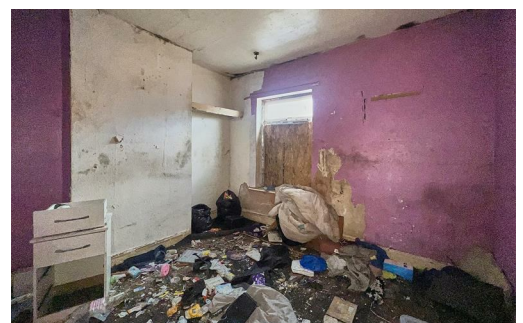
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.


Subject to contract. Vacant possession on completion.


Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



# Dartmouth Street, Burslem, Stoke-On-Trent,



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required