



# ESTATE AGENTS

*... the key to a successful move*



**Bycars Road, Burslem, Stoke-On-Trent, Staffordshire, ST6  
1BY**

**Offers in the  
region of £65,000**

- \* EXCELLENT OPPORTUNITY FOR A FTB OR INVESTOR
- \* CENTRALLY LOCATED WITH GOOD TRANSPORT LINKS
- \* TWO RECEPTIONS \* TWO DOUBLE BEDROOMS
- \* FITTED KITCHEN
- \* NO CHAIN

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



# Bycars Road, Burslem, Stoke-On-Trent, Staffordshire, ST6 1BY

## ACCOMMODATION

### DESCRIPTION

Offered for sale with no onward chain, this property would make an ideal first home or investment opportunity. Situated within walking distance of Burslem town, there is access to local amenities including pubs, schools and bus routes. There is access to Hanley and the Potteries Shopping Centre for shops and amenities within the city centre. Road links include the A50, A500 and M6 motorway. The property would benefit from some cosmetic updating and comprises: Entrance Hall, two reception rooms, fitted kitchen, shower room and to the first floor two double bedrooms, externally is a rear yard, additional benefits include double glazing and gas central heating.

### GROUND FLOOR

#### ENTRANCE HALL

UPVC double glazed exterior door, laminate flooring, door to front reception room

#### RECEPTION (FRONT) 11'5" x 11'5" (3.5m x 3.5m)

Ceiling light point, picture rail, radiator, uPVC double glazed window with front aspect.

#### KITCHEN 10'2" x 6'6" (3.1m x 2m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances, wall mounted combi boiler. Ceiling light point, radiator, fully wall tiled, laminate wood effect flooring, uPVC double glazed window, uPVC exterior door



#### SHOWER ROOM 8'2" x 5'6" (2.5m x 1.7m)

Fitted with a three piece shower suite comprises Shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, fully wall tiled, uPVC double glazed window



#### RECEPTION (REAR) 12'5" x 11'5" (3.8m x 3.5m)

Ceiling light point, picture rail, radiator, uPVC double glazed window with rear aspect.



### FIRST FLOOR

#### BEDROOM (FRONT) 11'5" x 11'5" (3.5m x 3.5m)

Fitted with a range of wardrobes, ceiling light point, picture rail, radiator, uPVC double glazed window with front aspect



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## **BEDROOM (REAR) 12'5" x 11'5" (3.8m x 3.5m)**

Built in wardrobes, ceiling light point, radiator, uPVC double glazed window with rear aspect



## **OUTSIDE**

Enclosed rear yard



## **GENERAL INFORMATION**

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

### **Services**

We believe all are available.

### **Tenure**

Assumed to be freehold.

### **Council Tax Band**

For details of council tax band telephone (01782) 234567 S-O-T

### **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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

Bycars Road, Burslem FLOOR PLAN



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