



# ESTATE AGENTS

*... the key to a successful move*



**Leonard Street, Burslem, Stoke-On-Trent, ST6 1HH**

**Offers in the  
region of  
£105,000**

- \* FORCOURTED TWO BEDROOM TERRACED HOUSE
- \* IDEAL OPPORTUNITY FOR A FTB OR INVESTOR
- \* WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- \* POPULAR RESIDENTIAL LOCATION

## ACCOMMODATION

### DESCRIPTION

A forecourted two bedroom Mid Terrace property situated on the popular Burslem Park Estate within walking distance of the local amenities and having easy access to Hanley city centre and the Potteries towns. The accommodation comprises: open plan lounge/diner, kitchen and to the first floor two bedrooms, and a bathroom, stairs from the first floor landing lead to a hobby/attic room. Additional benefits include uPVC double glazing and GCH. Externally there is a low maintenance rear garden which is gravelled and slabbed.

### GROUND FLOOR

#### OPEN PLAN LOUNGE/DINER 30'2" x 12'1" (9.2m x 3.7m)

Coving to the ceiling, feature fire surround, laminate wood effect flooring, two radiators, stairs to the first floor, two uPVC double glazed windows with dual aspect, exterior door



#### KITCHEN 12'5" x 7'6" (3.8m x 2.3m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, wall mounted central heating boiler. Ceiling light point, part wall tiled, uPVC double glazed window, uPVC exterior door.



### FIRST FLOOR

#### FRONT BEDROOM 14'1" x 8'10" (4.3m x 2.7m)

Ceiling light point, radiator, dado rail, uPVC double glazed window



#### REAR BEDROOM 12'1" x 8'10" (3.7m x 2.7m)

Ceiling light point, radiator, uPVC double glazed window



#### BATHROOM 12'1" x 6'10" (3.7m x 2.1m)

Fitted with a three piece white bathroom suite comprising corner bath with mixer shower tap, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, storage cupboard, wood effect laminate flooring, wood panelled ceiling, uPVC double glazed window

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**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

Assumed to be 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

## SECOND FLOOR

### HOBBY ROOM 18'0" x 12'1" (5.5m x 3.7m)

Attic room with velux windows, ceiling light point, power sockets and under eaves storage



## EXTERNALLY

Low maintenance rear garden area which is gravelled and slabbed



## GENERAL INFORMATION

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Leonard Street, Burslem FLOOR PLAN



Second Floor



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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