



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

w: www.keysestateagents.co.uk

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

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 arange 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 comprises 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

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



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

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.

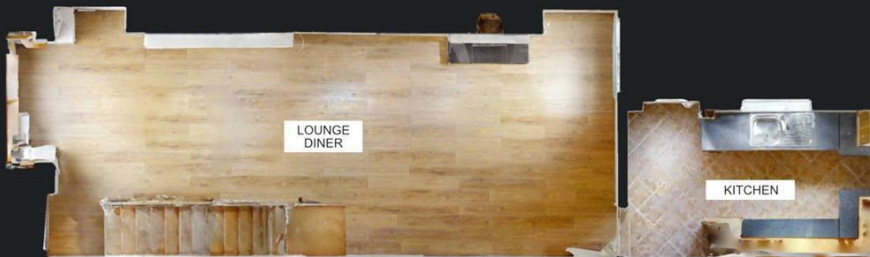
Subject to contract. Vacant possession on completion.

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

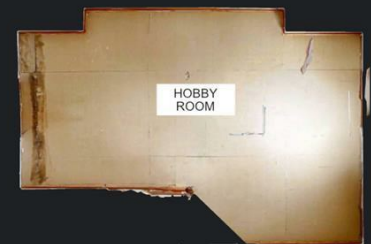
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



Second Floor



First Floor

Leonard Street, 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