Keys Estate Agents

... the key to a successful move

Lincoln Road, Burslem, Stoke-On-Trent, ST6 3DE

Guide price £70,000

* FOR SALE BY AUCTION SEPTEMBER 16TH AUCTION HAMMER MIDLANDS

* INVESTMENT OPPORTUNITY,

* REFURBISHMENT REQUIRED

* CLOSE TO LOCAL AMENITIES

w: www.keysestataeagents.co.uk

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ACCOMMODATION

DESCRIPTION

FOR SALE BY AUCTION NOVEMBER 4TH 2026 AUCTION HAMMER MIDLANDS
INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED
A two bed Mid Town House that is ideal for an investors and close to Burslem Town Centre as well as Hanley City Centre and Festival Retail Park. The accommodation comprises: Entrance hall, front reception, rear reception, kitchen and to the first floor two bedroom and a bathroom, outside there is a slabbed drive to the front of the property providing off road parking and a low maintenance rear garden that is slabbed.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, stairs to first floor, exterior door

LOUNGE 12'5" x 11'9" (3.8m x 3.6m)

Coving, ceiling light, radiator, double glazed window, archway to dining room

DINING ROOM 15'1" x 9'2" (4.6m x 2.8m)

Ceiling light, radiator, door to kitchen

KITCHEN 11'9" x 9'10" (3.6m x 3m)

Requires updating

FIRST FLOOR

BEDROOM ONE 15'1" x 10'2" (4.6m x 3.1m)

Ceiling light, radiator, double glazed window with front aspect

BEDROOM TWO 11'9" x 8'2" (3.6m x 2.5m)

Ceiling light point, radiator double glazed window with rear aspect

BATHROOM 6'6" x 6'2" (2m x 1.9m)

Requires updating

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OUTSIDE
Slabbed drive to the front providing off road parking, slabbed rear garden

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.

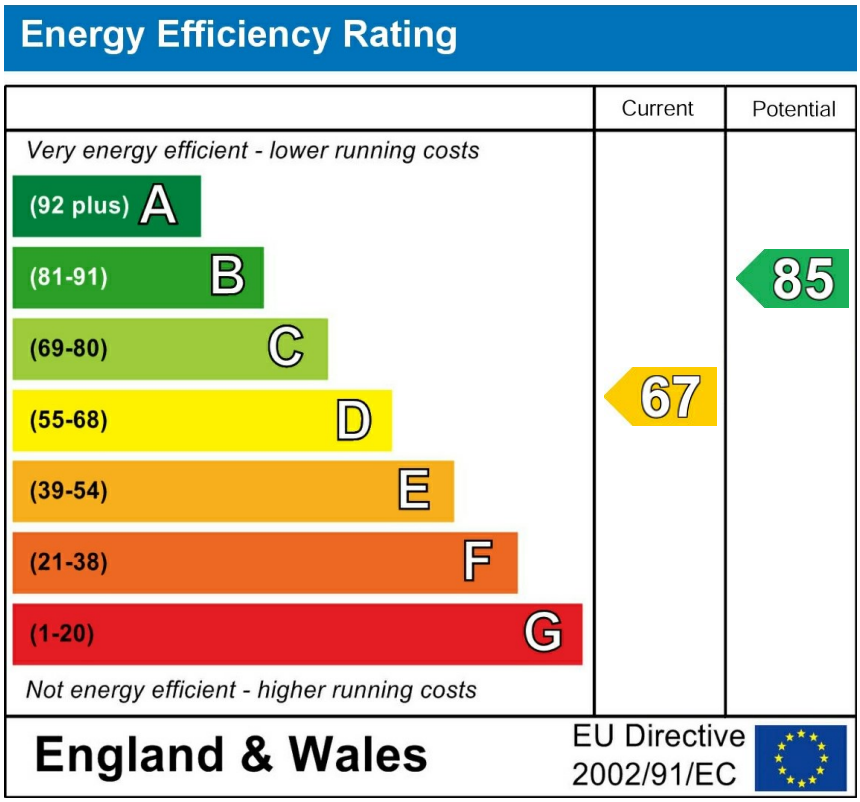
Offer Procedure
All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

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.

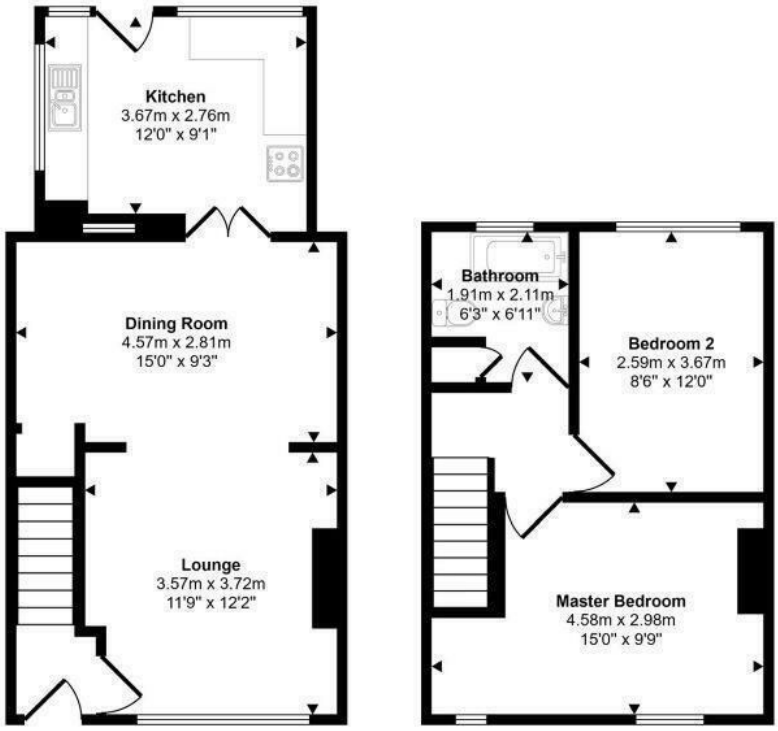
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

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



Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft

First Floor
Approx 31 sq m / 339 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 purchases 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

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