



# Offers in Region of £73,000

A two bedroom fore-courted end terraced house in the popular location of Burslem. An ideal investment property as it does require modernisation. The property benefits from two reception rooms, potential for off road parking and double glazing. Local to amenities, commuter links and schools. Viewing is highly advised. No Onward Chain!







#### **Ground Floor**

## Reception Room One

3.51m x 3.41m (11' 6" x 11' 2") A double glazed bay window to the front, radiator and carpet flooring.

# Reception Room Two

3.75m x 3.39m (12' 4" x 11' 1") A double glazed window to the rear, radiator and carpet flooring.

### Kitchen

3.76m x 1.79m (12' 4" x 5' 10") A A forecourted end terraced house. fitted kitchen with worktops and stainless steel sink basin with tiled flooring.

#### **Bathroom**

2.12m x 1.78m (6' 11" x 5' 10") A bath unit, pedestal hand wash basin, low level W/C, double glazed window, radiator and vinyl flooring.

#### First Floor

#### Bedroom One

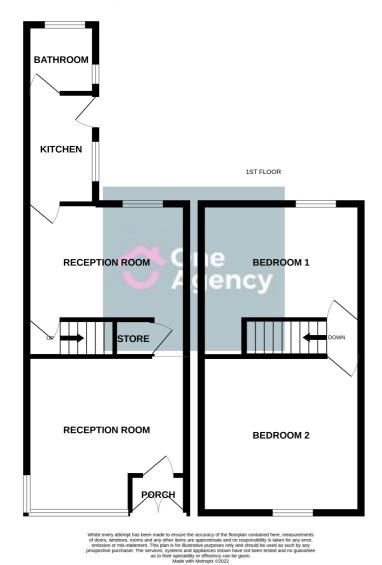
3.72m x 3.42m (12' 2" x 11' 3") A double glazed window to the rear, radiator and carpet flooring.

## **Bedroom Two**

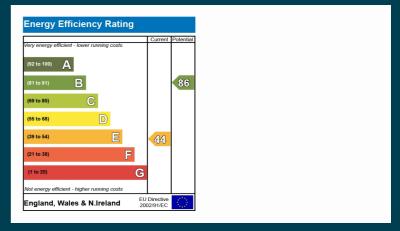
3.47m x 3.44m (11' 5" x 11' 3") A double glazed window to the front, radiator and carpet flooring.

#### External

The rear garden is paved with potential for off road parking.











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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.