



High Lane,
Burslem



OneAgency

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Offers in Excess of £110,000

A four bedroom semi-detached property in the popular location of Burslem. The property benefits from two reception rooms, ground floor shower room and gardens to front and rear with garage. Located close to the town centre, commuter links and schools. No Chain!





Ground Floor

Hallway

Entered through the side door and tiled flooring.

Reception Room One

3.75m x 3.16m (12' 4" x 10' 4") A double glazed bay window.

Reception Room Two

4.16m x 3.11m (13' 8" x 10' 2") A double glazed window.

Shower Room

3.46m x 2.22m (11' 4" x 7' 3") A low level W/C and window.

Kitchen

2.49m x 2.22m (8' 2" x 7' 3") Wall and base units, store cupboard, door to the side.

First Floor

Bedroom One

4.16m x 3.10m (13' 8" x 10' 2") A double glazed window.

Bedroom Two

3.18m x 3.11m (10' 5" x 10' 2") A double glazed window.

Bedroom Three

2.52m x 2.44m (8' 3" x 8' 0") A double glazed window.

Bedroom Four

2.53m x 2.18m (8' 4" x 7' 2")

External

Front - A paved pathway and garden space to the front.

Rear - A paved garden with brick built garage/outhouse space and driveway.

AGENTS NOTES

We understand the property has 3 mine entries within 20 metres of the boundary. We have an interpretive mining report which gives the below conclusion for all 3 entries.

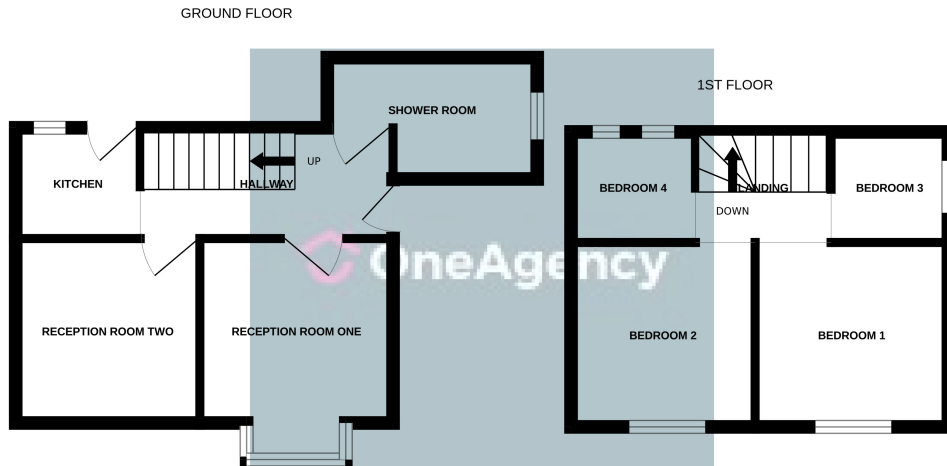
The conclusion

In our opinion, the main building (as shown on the plan) is not at risk of coal mining subsidence damage from the subject mine entry. This is because it is not within the area of possible ground movement.

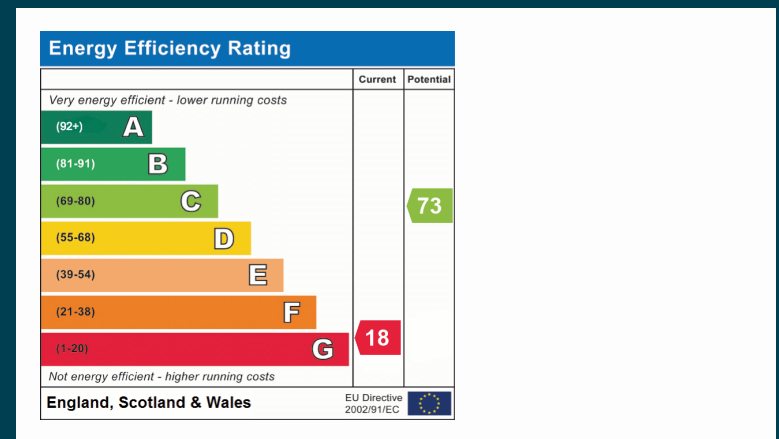
In the unlikely event of other parts of your property being damaged by coal mining subsidence such as outbuildings, you can, under the provisions of the Coal Mining Subsidence Act 1991, make a claim against the mine owner to have the damage repaired.

An interpretive mining report is available upon request.

The council tax is band C. The local authority is Stoke-on-Trent.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.