



Bank Hall Road,
Burslem, Stoke-on-
Trent



OneAgency

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Offers in the Region of £140,000

A three bedroom semi-detached house in the popular location of Burslem. The property is considered ideal for first time buyers looking to put their own stamp on a property! Local to amenities, commuter links and schools. The property benefits from double glazing, two reception rooms and great views to the rear. Viewing is highly advised! No Chain!





Ground Floor

Porch

1.87m x 0.84m (6' 2" x 2' 9") Entered through french doors and vinyl flooring.

Hallway

3.95m x 1.95m (13' 0" x 6' 5") An under stairs storage cupboard, radiator and carpet flooring.

Lounge

4.29m x 3.44m (14' 1" x 11' 3") A double glazed bay window to the front, radiator and carpet flooring.

Dining Room

4.48m x 3.42m (14' 8" x 11' 3") A double glazed window to the rear, radiator and carpet flooring.

Kitchen

3.04m x 1.92m (10' 0" x 6' 4") A range of wall and base units with worktops, stainless steel sink basin, space for a freestanding cooker, plumbing for a washing machine, integral fridge/freezer, double glazed window to the side and carpet flooring.

Rear Lobby

A UPVC side door to the rear, storage cupboard and access to the guest W/C.

First Floor

Bedroom One

3.71m x 3.05m (12' 2" x 10' 0") A double glazed window to the front, fitted wardrobe units, radiator and carpet flooring.

Bedroom Two

3.87m x 3.01m (12' 8" x 9' 11") A double glazed window to the rear, fitted wardrobe units, radiator and carpet flooring.

Bedroom Three

2.43m x 1.96m (8' 0" x 6' 5") A double glazed window to the front, fitted wardrobe units, radiator and carpet flooring.

Bathroom

2.25m x 1.93m (7' 5" x 6' 4") A suite with bath, pedestal hand wash basin, low level W/C, part tiled walls, radiator, double glazed window and carpet flooring.

External

Front - A block paved driveway for off road parking.

Rear - A paved patio area, lawned section with shrubs and far reaching views.

AGENTS NOTES

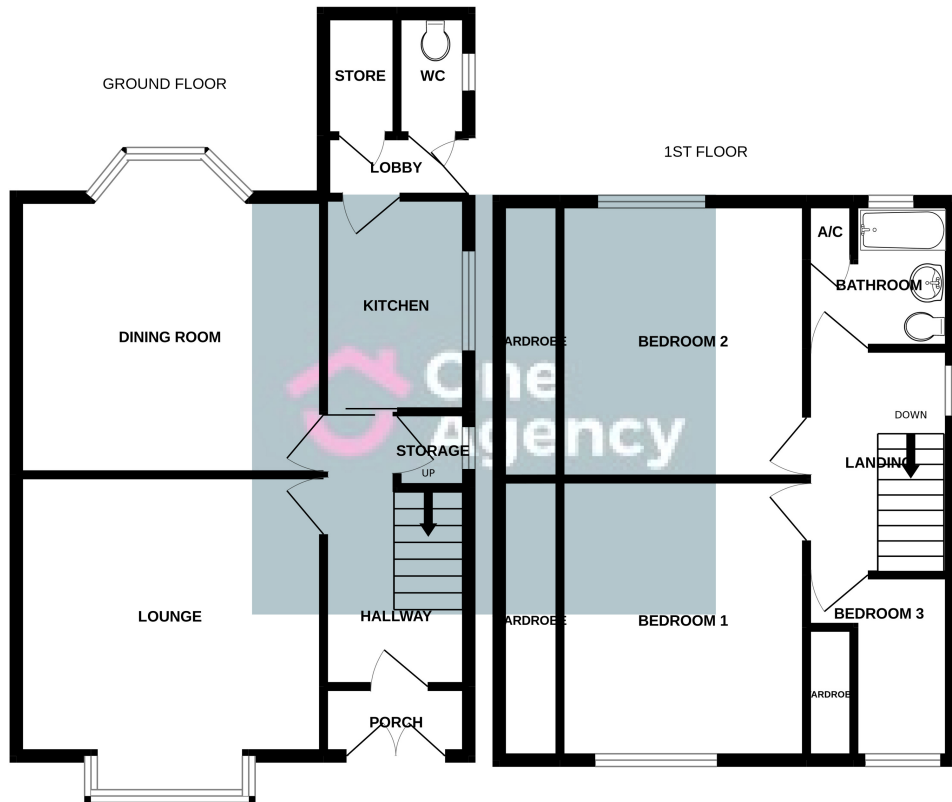
The council tax band is B.

Interpretive Mining Report is available on request, The conclusion is as follows 'In our opinion, the entire property (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'

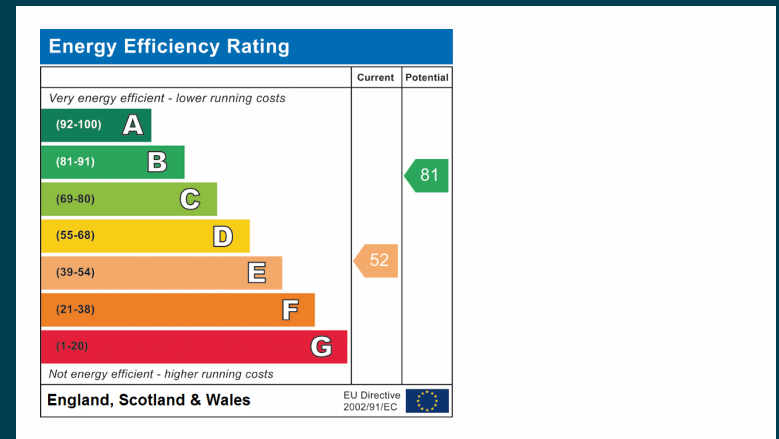
We understand the probate application has been submitted but not yet granted.

We understand some remedial works may be required, interested parties can enquire with the agent direct.





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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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.