



Navigation Road,
Burslem



OneAgency

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Offers in Excess of £100,000

A three bedroom town house in the popular residential location of Burslem. The property benefits from a ground floor guest w/c, three bedrooms and first floor bathroom. An ideal first time buy or investment opportunity. Externally the property benefits from off road parking and garden. Viewing is advised. No Chain!





Ground Floor

Hallway

Entered through the front door, radiator and carpet flooring.

Guest W/C

1.94m x 0.97m (6' 4" x 3' 2") A low level W/C, hand wash basin, window and radiator.

Lounge

5.87m x 3.73m (19' 3" x 12' 3") French door to the rear, double glazed windows, radiator and carpet flooring.

Kitchen

4.77m x 3.71m (15' 8" x 12' 2") A range of wall and base units with worktops, stainless steel sink basin, integral fridge/freezer and oven and gas hob with extractor hood, plumbing for a washing machine, cupboard with boiler, double glazed window, radiator and vinyl flooring.

First Floor

Bedroom One

3.80m x 3.76m (12' 6" x 12' 4") A double glazed window, radiator and carpet flooring.

Bedroom Two

5.07m x 3.90m (16' 8" x 12' 10") A double glazed window and radiator.

Bedroom Three

2.62m x 1.94m (8' 7" x 6' 4") A double glazed window and radiator.

Bathroom

2.14m x 1.94m (7' 0" x 6' 4") A white suite with bath, pedestal hand wash basin, low level W/C, double glazed window and vinyl flooring.

External

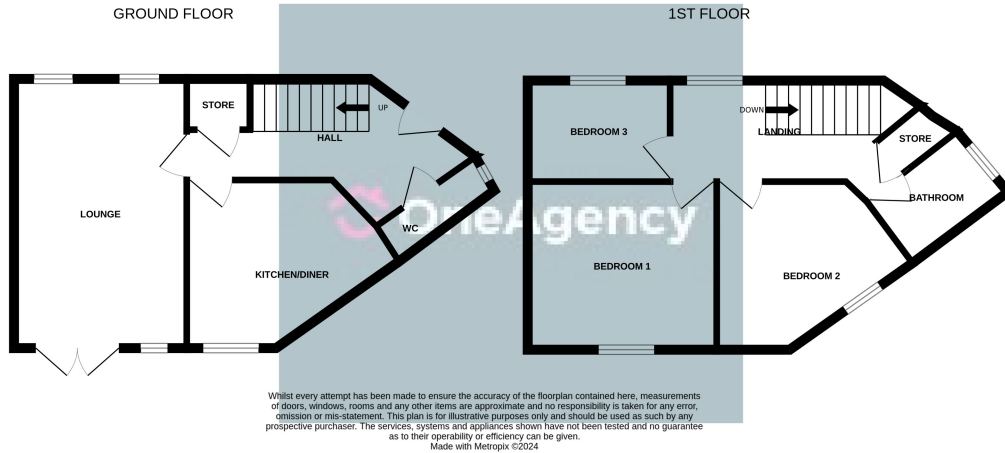
Paved steps to gated access and artificial turf garden. Parking to the rear plots 19.

AGENTS NOTES

We understand there is currently an approximate charge of around £200 every six months relating to the management company of the development. We recommend buyers make further enquiries with their solicitor.

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





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



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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.