



Dartmouth Street,  
Burslem



**OneAgency**

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# Offers in Excess of £65,000

End terrace house which is considered an excellent buy to let or first time buy. The property is offered with no chain involvement and is conveniently located for Burslem town centre and access into Hanley city centre.





## Ground Floor

### Reception Room One

3.68m x 3.44m (12' 1" x 11' 3") A double glazed bay window, radiator and laminate flooring.

### Reception Room Two

3.70m x 3.50m (12' 2" x 11' 6") A double glazed window, under stairs storage, radiator and laminate flooring.

### Kitchen

3.93m x 1.80m (12' 11" x 5' 11") A range of wall and base units with worktops, stainless steel sink basin, boiler to the wall, double glazed window, radiator and vinyl flooring.

### Bathroom

2.60m x 1.69m (8' 6" x 5' 7") A bath, pedestal hand wash basin, low level W/C, radiator, double glazed window and vinyl flooring.



## First Floor

### Bedroom One

3.75m x 3.45m (12' 4" x 11' 4") A double glazed window, radiator and carpet flooring.

### Bedroom Two

3.56m x 3.44m (11' 8" x 11' 3") A double glazed window, radiator and carpet flooring.

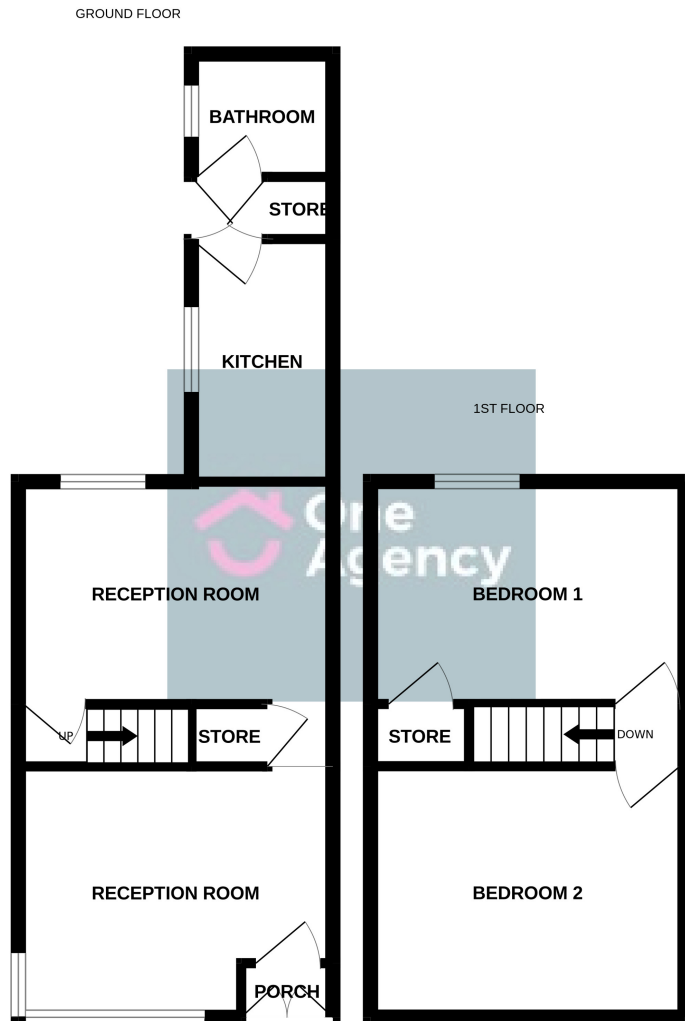
### External

A paved yard with gated access.

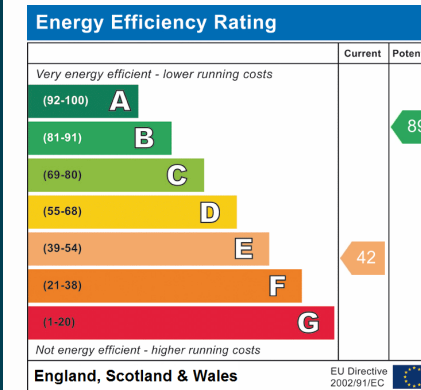
### Agents Notes

We have an interpretive mining report with the below conclusion. A copy of the report is available on request..

**CONCLUSION** - 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



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.