



ESTATE AGENTS

... the key to a successful move



May Street, Burslem, Stoke-On-Trent, Staffordshire, ST6 1JA

**Offers in excess
of £70,000**

* REQUIRING UPDATING AND MODERNISATION * POPULAR RESIDENTIAL LOCATION

* TWO DOUBLE BEDROOMS * TWO RECEPTION ROOMS

* CLOSE TO LOCAL AMENITIES AND GOOD ROAD NETWORK

w: www.keysestateagents.co.uk

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ACCOMODATION

DESCRIPTION

REQUIRING UPDATING AND MODERNISATION. This terrace house located in Burslem and is the perfect project for a First Time Buyer or an Investor. With two good sized reception rooms, kitchen, two double bedrooms, a good size bathroom and a low maintenance rear yard this home is just waiting to be brought up to date! Close to good transport links and local amenities.

GROUND FLOOR

RECEPTION ONE 11'1" x 11'1" (3.4m x 3.4m)

Ceiling light point, radiator, uPVC double glazed window with front aspect



RECEPTION TWO 11'9" x 11'1" (3.6m x 3.4m)

Ceiling light point, radiator, uPVC double glaze window with rear aspect



KITCHEN 20'4" x 6'2" (6.2m x 1.9m)

Fitted with wall base unites and worktops, sink and drainer with mixer tap,plumbing for washer machine, spaces for appliances. Ceiling light point, radiator, uPVC double glazed window, exterior door.



FIRST FLOOR

BEDROOM ONE 11'1" x 11'1" (3.4m x 3.4m)

Ceiling light point, radiator, uPVC double glazed window with front aspect



BEDROOM TWO 10'9" x 6'6" (3.3m x 2m)

Ceiling light point, radiator, uPVC double glazed window with rear aspect



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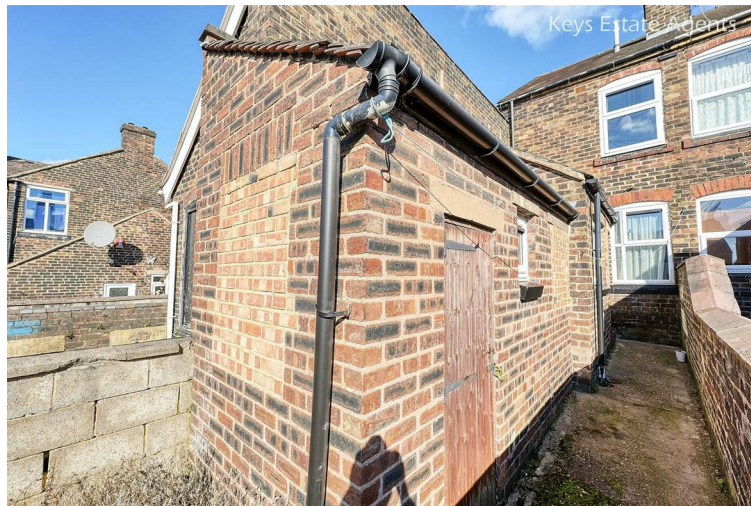
BATHROOM 8'2" x 4'11" (2.5m x 1.5m)

Would benefit from updating. Bath, wash hand basin, low level w.c. Ceiling light point, radiator uPVC double glazed window



EXTERNALLY

Rear yard



GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 268422

Council Tax Band

For details of council tax band telephone

(01782) 234567 S-O-T

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.


Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>60</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Written quotations of credit terms available on request. A life assurance policy may be required