



Broadhurst Street
Burslem , ST6 1EY

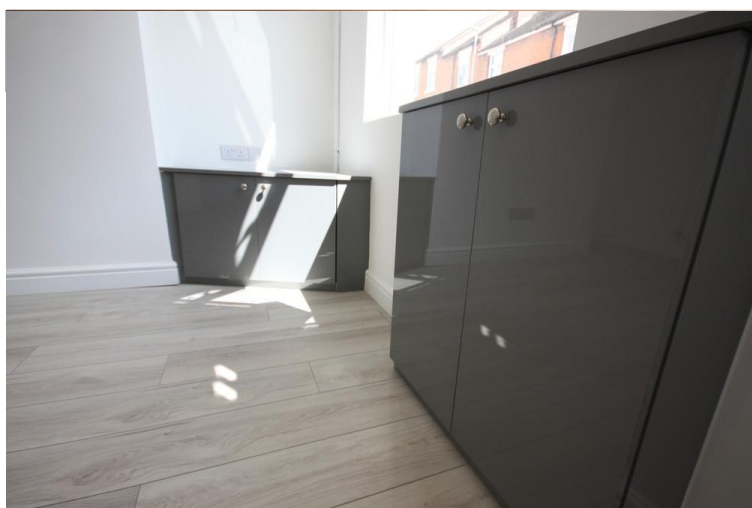
- BEAUTIFULLY REFURBISHED
- STUNNINGLY PRESENTED
- WELL APPOINTED INTERIOR INC APPLIANCES
- LOUNGE, REAR HALL
- GROUND WHITE SHOWER ROOM
- TWO DOUBLE BEDROOMS
- REAR PATIO GARDEN & DECKING
- UPVC D/G & GCH

£97,400

NEW PRICE



11 Broadhurst Street, Burslem , Stoke-on-Trent, ST6 1EY



Property Description

INTRO

It's as Broad as it long! Just bring your furniture to the stunning & updated residence & feet up! This one is bright & beautiful! This truly stunning home has just been refurbished throughout & offers a lovely home for many years. A high spec throughout a well appointed kitchen/dining room with all new fittings & inc appliances, oven hob & cooker, fridge & freezer, lounge to the frontage, lovely laminate flooring, rear hall, a newly white shower with double shower, two double bedrooms. A landscaped rear patio and decking which attracts afternoon sun. Updated UPVC double glazing & external doors. Gas combi heating. The property is within easy access to lots of facilities & road links to the City A500 or The Countryside within easy reach. An ideal first time buy/and or investment for the rental market. Call today to arrange your tour!

DIRECTIONS

Please follow Sat Nav for postcode ST6 1EY from Hamil Road turn left in to the road and the property can be



found on the left hand side as identified by our For Sale Sign.

LOUNGE

11' 3" x 10' 11" (3.43m x 3.33m) A pleasant light room with recessed spot lights large window to the front, Upvc entrance from door with glazed panels an upper panel with number 11 within the glass. Fitted laminate flooring, built in cupboard for the gas and electric, radiator. Door to:

KITCHEN/DINING ROOM

10' 11" x 11' 11" (3.33m x 3.63m) Comprising a well appointed kitchen with fitted base and wall units, worksurfaces built in integrated fridge freezer, electric oven and gas hob, single drainer sink, space for washing machine. Glass splash back and extractor. Recessed spotlights, understairs store area, window to the rear, laminate flooring. Door to the staircase vertical radiator.



REAR HALL

With a half glazed external access door, laminate flooring, radiator.

GROUND FLOOR SHOWER

Comprising a white new suite with a large shower cubicle and rain fall shower, splash back tiling, double radiator, low level w.c with low level w.c and vanity cabinet, window to the side.



BEDROOM ONE

10' 11" x 11' 2" (3.33m x 3.4m) Window to the rear, recessed spotlights, radiator.

BEDROOM TWO

11' 11" x 10' 11" (3.33m x 3.02m) Window to rear, overstairs store cupboard with gas combi boiler.

EXTERNALLY

REAR/YARD

A paved rear yard, leading to the decking area making out door space, rear access gate.

OUT BUILDING

7' 0" x 3' 11" (2.13m x 1.19m) Attached to the house, with upvc door, window to the side, power point and electric light.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.





FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke On Trent City Council

EPC RATING (PDF available online)

Current: 62D Potential: 86B





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements