



Macclesfield Street
Burslem , ST6 1HX

- STUNNINGLY REFURBISHED
- SPACIOUS TOWN HOUSE
- HIGH SPECIFICATION
- HALL, LOUNGE
- KITCHEN/DINING RM WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- NEW SHOWER ROOM, CARPETS, DECOR FLOORING ETC
- LANDSCAPED REAR GARDEN

£119,950





Property Description

INTRO

Talk of the town! A stunningly updated town house offered For Sale completely ready to move in to! which must be viewed to be fully appreciated with new high spec & finish throughout! Comprising an entrance hall, lounge to the front, a spacious updated kitchen/dining room with space to couch and table & chairs, new integrated oven, hob & dishwasher, under stair store area, a landing with oak and rail & glass screen, two double bedrooms, a first floor new installed shower room & cabinets. New carpets, decor, flooring, re plaster, re wire, re plumbed & a new boiler with a warranty, insulated loft & new decor throughout. Externally a re paved forecourt to the frontage, a lovely landscaped & enclosed rear garden with an outbuilding. New installed UPVC A rated windows throughout. Access is easy to High Lane leading to the A500/A53 to the City & beyond. Viewing imperative without delay. (draft details subject to approval)



DIRECTIONS

Please follow Sat Nav for postcode ST6 1HX turn off High Lane in to Macclesfield Street and the property will be found on the left hand side as identified by our for sale sign.

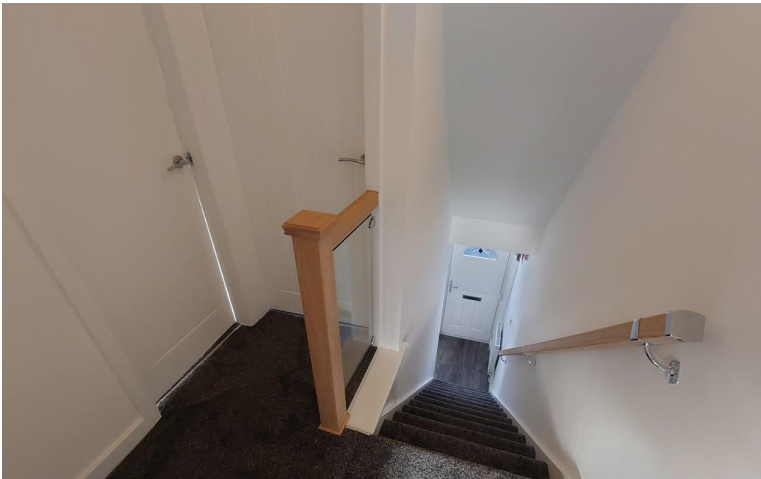
ENTRANCE HALL

Staircase to the first floor, radiator. Door to;

LOUNGE

10' 10" x 10' 4" (3.3m x 3.15m)

With a window to the front, radiator, gas meter cupboard, ideal size room for an L shaped suite, power points with USB point. Door to;



KITCHEN/DINER

14' 2" x 12' 10" (4.32m x 3.91m)

Comprising a brand new Howdens fitted kitchen with integrated electric oven and hob, dish washer, single drainer stainless steel sink. Under stairs store area. Radiator, recessed spot lights to the ceiling. Laminate flooring. Window to the rear and UPVCC part glazed rear access door to the landscaped garden.

FIRST FLOOR LANDING

With an Oak handrail and glass screen, access to the loft which we understand is insulated loft.



BEDROOM ONE

10' 10" x 10' 3" (3.3m x 3.12m)

Window to the front, radiator, store cupboard off with a new installed combi gas boiler with a warranty, installation due early Dec 2023.

BEDROOM TWO

12' 11" x 8' 1" (3.94m x 2.46m)

Window to the rear over looking the landscaped garden. Radiator.

FIRST FLOOR SHOWER ROOM

Comprising a new installed shower room with a large corner shower cubicle, low level W.C, wash hand basin and vanity cabinets, shower screen walls, window to the rear. Window to the rear.



EXTERNALLY

A landscaped paved frontage with block paving and border, entrance gate.



REAR GARDEN

A landscaped rear garden area with decking and an enclosed garden area. Outbuilding timber clad to match the garden with a UPVC door. A timber rear access gate. The garden offers a reasonable privacy and is a good sized garden area.

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

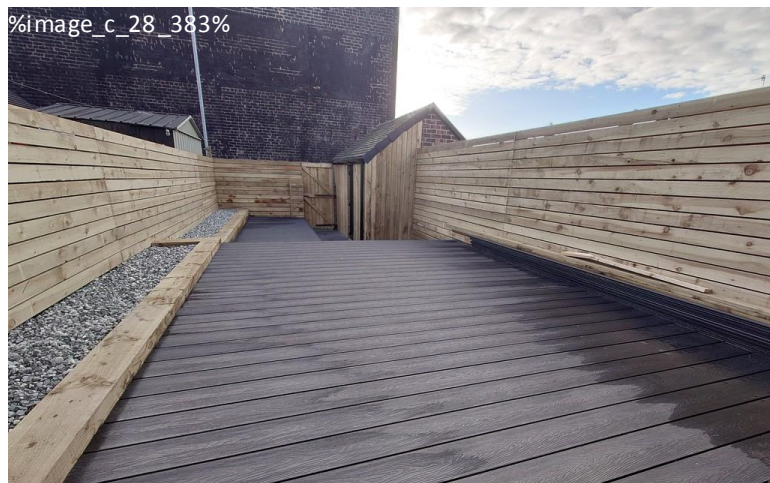
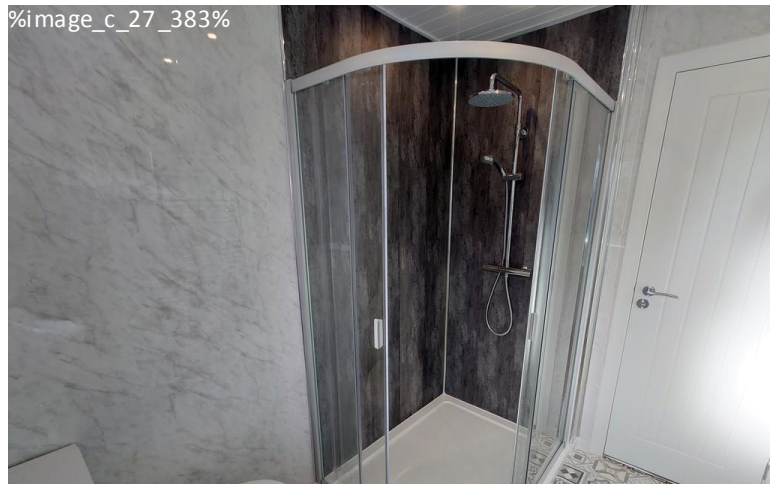
Stoke on Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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