

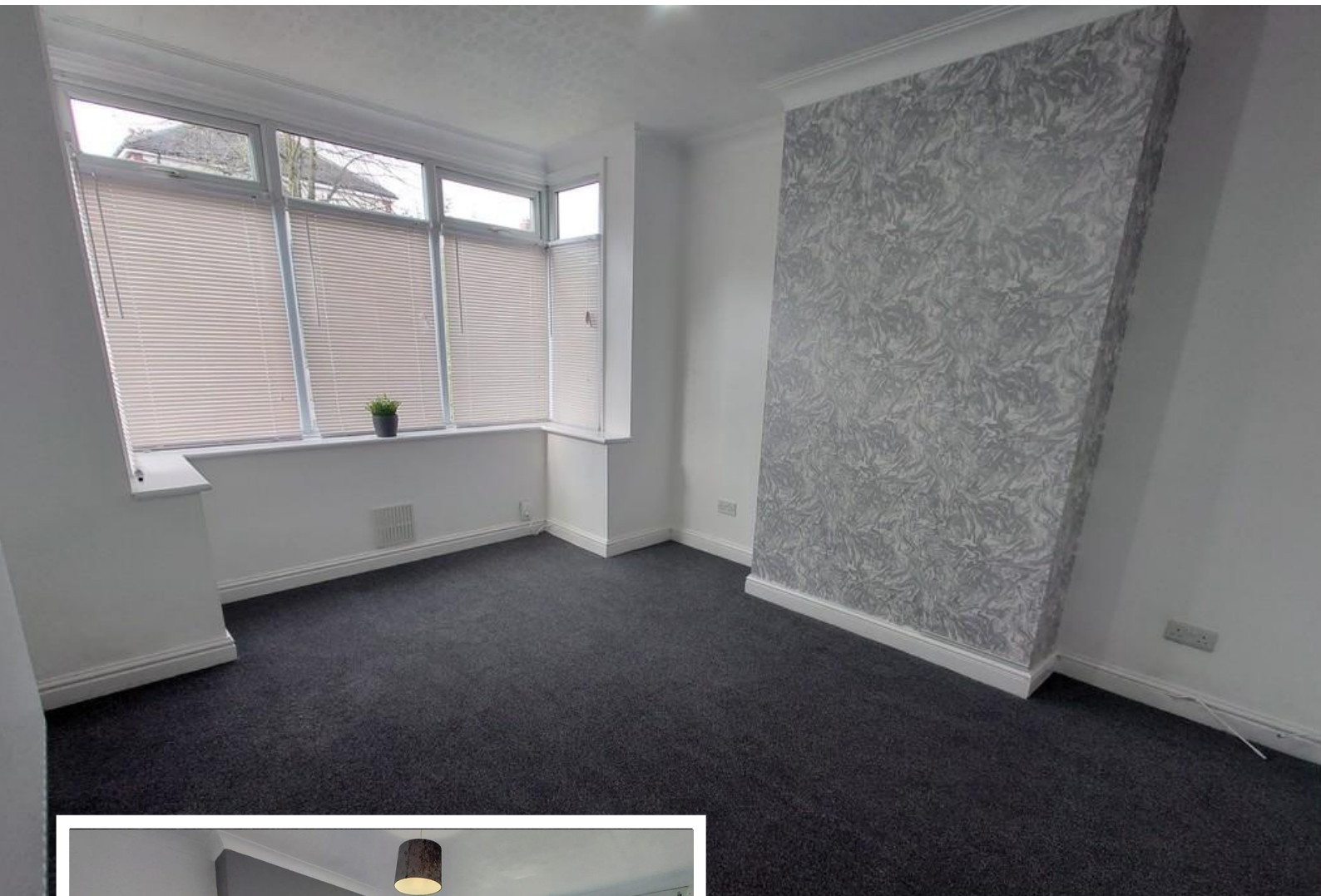


Bank Hall Road
Burslem, ST6 7DL

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- SPACIOUS RESIDENCE
- NO CHAIN
- HALL, LOUNGE WITH FRENCH DOORS
- DINING ROOM, KITCHEN, UTILTY
- THREE BEDROOMS & BATHROOM
- UPVC D/G & GAS C/H

£189,995





Property Description

INTRO

Shaw's & Co are delighted to offer for sale a well presented semi detached house with no chain, recent decor & carpets, comprising, entrance hall, dining room, a lounge to the rear with french doors to the landscaped garden, kitchen, utility, landing & three bedrooms, a family bathroom. Externally a driveway provides parking space, a good sized landscaped rear garden area with a far reaching view from the first floor. UPVC double glazing & gas central heating. Close by are lots of amenities with road and rail links. Viewing imperative without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST6 7DL. From the roundabout on High Lane turn in to Bank Hall Road, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door with glazed panels. Stairs to the first floor. Understairs storage.



DINING ROOM

11' 2" x 11' 11 plus bay" (3.4m x 3.63m)

Bay window to the front elevation. Coving to the ceiling. Radiator.

LOUNGE

13' 3" x 11' 1" (4.04m x 3.38m)

Large French doors to the rear elevation. Coving to the ceiling, radiator.

KITCHEN

11' 7" x 6' 1" (3.53m x 1.85m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in oven, hob with extractor over. Double radiator.



UTILITY ROOM

6' x 4' (1.83m x 1.22m)

Windows to the side and rear elevations. Worksurface. External access door.

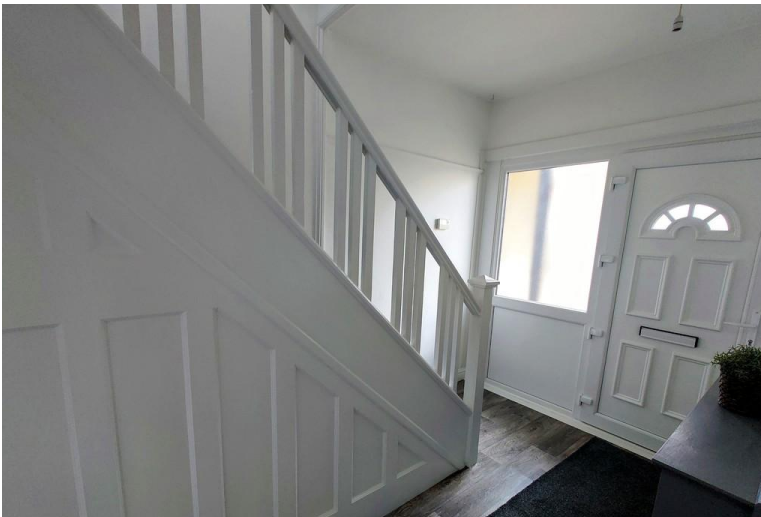
FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

11' 3" x 11' 1" (3.43m x 3.38m)

Window to the front elevation. Radiator.



BEDROOM TWO

11' 3" x 11' 1" (3.43m x 3.38m)

Window to the rear elevation giving far reaching views. Radiator.

BEDROOM THREE

7' 10" x 7' (2.39m x 2.13m)

Window to the front elevation. Access to the loft. Radiator.

BATHROOM

7' 8" x 7' (2.34m x 2.13m)

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Cupboard housing the gas central heating boiler.



EXTERNALLY

FRONTAGE

Paving provides off road parking. A pathway at the side of the property leads to:

REAR

A good size landscaped garden laid to lawn with a decked



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 be 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 B

EPC RATING (PDF available online)

Current: 58D Potential: 76C





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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782 787840

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