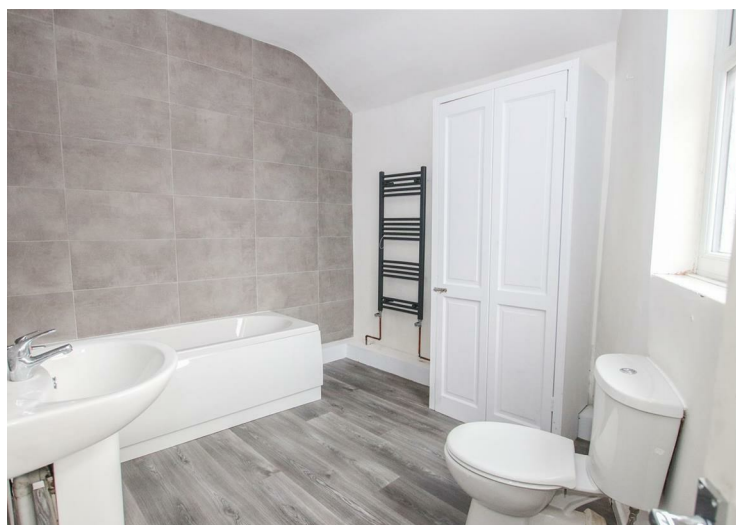


55 Bycars Road, Burslem, Stoke-On-Trent, Staffordshire, ST6 1BY



Freehold Offers in excess of £75,000

Bob Gutteridge Estate Agents are pleased to offer to the sales market this quirky and spacious end terraced home in Burslem, which has just under gone an upgrading / modernisation program. The property is enhanced with Upvc double glazing along with gas central heating and offers a spacious living arrangement comprising of an open plan lounge/diner, NEW fitted kitchen and to the first floor are two double bedrooms along with a NEW first floor bathroom. The location of this property is perfect for access to the town of Burslem where local shops, schools, bus routes and amenities can all be located. Internal Inspection Is Essential !

OPEN PLAN LOUNGE / DINER 8.53m maximum x 3.94m (28'0" maximum x 12'11")

With Upvc double glazed front access door, three Upvc double glazed windows to sides, two decorative ceiling roses, two three lamp light fittings, three wall light fittings, two double panelled radiators, built in electricity meter cupboard, gas meter, power points, t.v. aerial lead, stairs to first floor landing and door leads off to;



NEW FITTED KITCHEN 3.53m x 3.20m (11'7" x 10'6")

With Upvc double glazed window to side, Upvc double glazed side access door with inset Georgian pattern, coving to ceiling, four lamp light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and half stainless steel sink unit with mixer tap above, space for fridge/freezer, space for freestanding gas cooker, plumbing for automatic washing machine, double panelled radiator, vinyl cushion flooring and power points.



FIRST FLOOR LANDING

With glazed window to side, pendant light fitting, access to loft space, panelled radiator, power points and access leads off to;

BEDROOM ONE 4.70m maximum x 3.91m (15'5" maximum x 12'10")

With two Upvc double glazed windows, pendant light fitting, double panelled radiator and power points.



BEDROOM TWO 3.56m x 3.91m + recess (11'8" x 12'10" + recess)

With Upvc double glazed window to side, pendant light fitting, double panelled radiator and power points.



FIRST FLOOR BATHROOM 3.12m maximum x 2.59m maximum (10'3" maximum x 8'6" maximum)

With Upvc double glazed frosted window to side, globe light fitting, a modern white suite comprising of low level dual flush w.c., pedestal sink unit with mixer tap above, panelled bath with mixer tap above, modern stone effect splashback tiling with inset feature tile, vinyl cushion flooring, door to built in boiler cupboard with combination boiler providing the domestic hot water and central heating systems.



EXTERNALLY



ENCLOSED REAR YARD

With side access gate plus courtyard.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

NOTE

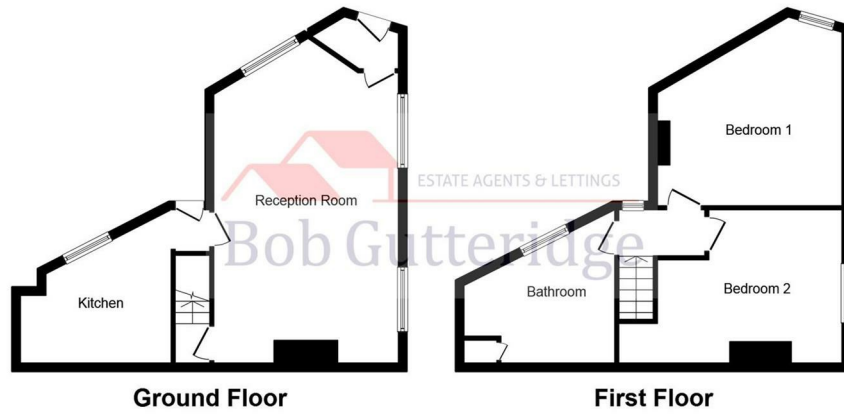
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
		51	81
England, Scotland & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm