



Leigh Street, Burselm

Stoke-On-Trent, Staffordshire, ST6 1BE

Offers In Excess Of £80,000



NEAT & TIDY WITH NO UPWARD CHAIN!...A deceptive two bedroomed mid terraced property which is perfect for any first time buyer or buy-to-let investor alike! Ready for immediate occupation the internal accommodation briefly comprises; Entrance Hallway, Lounge, Dining Room, Fitted Kitchen, Lobby, Family Bathroom, Landing & Two Double Bedrooms. Externally there is a forecourt to the front and good sized rear yard.

Front



Entrance Hallway

Radiator and door to front.

Dining Room

9'6 x 12'4 (2.90m x 3.76m)



Radiator, fire with feature surround and double glazed bay window to front.

Lounge

12'11 x 11'3 (3.94m x 3.43m)



Radiator, under-stairs storage, fire with feature surround and double glazed window to rear.

Fitted Kitchen

6'10 x 10'2 (2.08m x 3.10m)



Range of wall and base units over incorporating sink/drain. Cooker with gas hobs and extractor over, fridge, freezer and an automatic washing machine. Double glazed window to side and radiator.

Family Bathroom

6'7 x 6'4 (2.01m x 1.93m)



White three piece suite comprising; W.C, wash hand basin and shower cubicle. Radiator, tiled walls and double glazed window to side.

Bedroom One

12'11 x 10'3 (3.94m x 3.12m)



Radiator, fitted wardrobes and double glazed window to rear.

Bedroom Two

11'1 x 11'2 (3.38m x 3.40m)



Radiator and double glazed window to front.


Rear




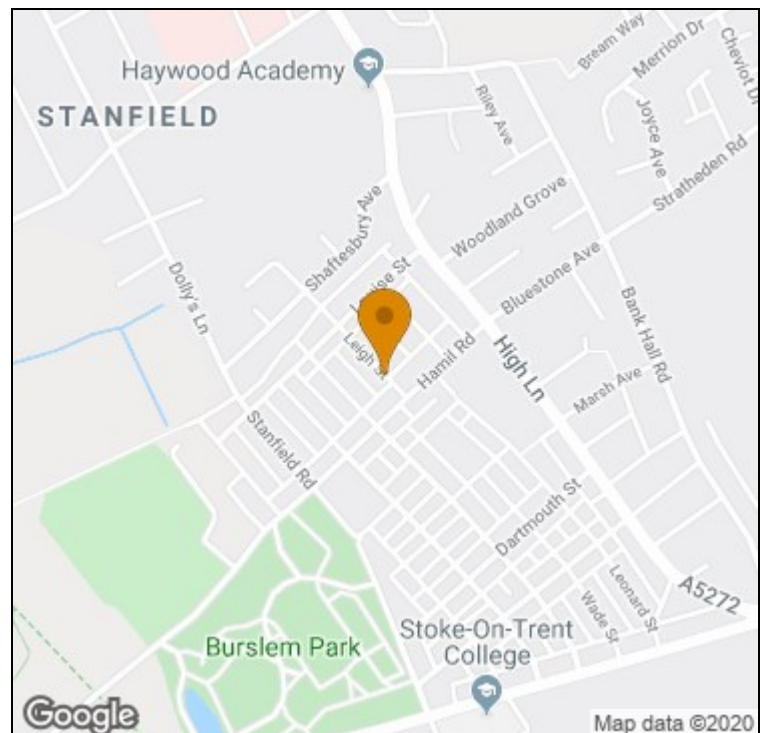
Slabbed rear yard with fixed storage unit.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	87
(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		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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