

FOR SALE



Wade Street, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £100,000



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2 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- Spacious reception rooms
- Two double bedrooms
- Excellent public transport links
- Proximity to schools
- Nearby parks for outdoor activities

LOUNGE 11' 2" x 10' 2" (3.4m x 3.1m) Bay window to the front elevation, radiator, chimney breast, laminate flooring

DINING ROOM 11' 2" x 11' 2" (3.4m x 3.4m) Window to the rear elevation, radiator, chimney breast, laminate flooring

KITCHEN 11' 6" x 5' 11" (3.51m x 1.8m) Window to the side elevation, wall and base units with work tops over, single stainless steel sink, gas hob, electric oven, extractor hood, boiler, radiator, tiled floor

BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m) Frosted window to the side elevation, three piece bathroom suite, heated towel rail, tiled floor

BEDROOM 11' 2" x 10' 2" (3.4m x 3.1m) Window to the front elevation, radiator, chimney breast, carpet to floor


BEDROOM 11' 2" x 11' 2" (3.4m x 3.4m) Window to the rear elevation, radiator, chimney breast, carpet to floor

REAR YARD Paved yard with wooden gate for access







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
www.epc4u.com		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.