

FOR SALE



Lancashire Court, Federation Road, Burslem

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £60,000





ENTRANCE HALL 12' 1" x 3' 11" (3.70m x 1.20m) Built in storage cupboard, wall mounted electric heater.

LOUNGE/KITCHEN 19' 5" x 11' 3" (5.93m x 3.45m) A bright and spacious reception room having patio doors with Juliet balcony and window to the side elevation. Wall mounted electric heater.

The kitchen is fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor unit over, wall mounted electric heater.

BEDROOM 11' 10" x 9' 10" (3.63m x 3.00m) Double glazed window, wall mounted electric heater.

BEDROOM 9' 5" x 7' 10" (2.89m x 2.41m) Double glazed window, radiator.

BATHROOM 9' 10" x 7' 2" (3.00m x 2.20m) Modern white suite comprising; low level WC, pedestal hand wash basin and shower unit, wall mounted electric heater.

- No onward chain
- Immaculate condition throughout
- Juliet balcony with patio doors
- Bright and versatile living space
- Modern open-plan layout
- Ideal investment opportunity
- Council Tax Band - A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		





Second Floor

All measurements are approximate and for display purposes only

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