



10 Sytchmill Way, Burslem, Stoke-On-Trent, ST6 4GA

27% Shared ownership
£47,000

- Watch Our Online Video Tour
 - Shared Ownership!
 - Fitted Kitchen
 - Enclosed Rear Garden
- Three Bedrooms
- Spacious Lounge
- GF Cloaks/Wc
- Allocated Parking

We are delighted to offer 27% shared ownership of this impressive family sized semi detached house at an asking price of £47,000! This means that the remaining 73% is held by Midland Heart.

This property offers an excellent and achievable route on to the property ladder and the house itself has many features.

On the ground floor is a spacious lounge, a fitted kitchen and a wc. The first floor features three good sized bedrooms and a family bathroom.

There is an enclosed garden at the rear with allocated parking beyond this.

The house is well equipped with UPVC double glazed windows throughout and heating from a gas combi boiler.

Just ask at our office for details and we will be delighted to provide you with all the information!



GROUND FLOOR

ENTRANCE HALL

Timber double glazed front door. Fitted carpet. Radiator. Store cupboard. Stairs to the first floor.

KITCHEN

7'10" max x 7'3" max (2.41m max x 2.21m max)

Vinyl flooring. UPVC double glazed window. Range of wall cupboards and base units with integrated electric oven, gas hob, extractor fan and fridge freezer. Gas combi boiler.

WC

Vinyl flooring. Radiator. UPVC double glazed window. Wash basin and wc.

LIVING ROOM

14'4 max x 9'9 max (4.37m max x 2.97m max)

Fitted carpet. Radiator. Two UPVC double glazed windows and French doors leading into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Storage cupboard. Access to the loft.

BEDROOM ONE

11'8 x 7'2 (3.56m x 2.18m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'2 x 7'1 (3.10m x 2.16m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

6'10 x 6'7 (2.08m x 2.01m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

Vinyl flooring. Radiator. UPVC double glazed window. White suite consisting of a bath with shower over, pedestal wash basin and wc. Part tiled walls.

OUTSIDE

There is a small forecourt to the front of the property and on street parking.

To the rear there is a lawned garden with a small patio area and a timber shed.

There are two allocated parking spaces beyond the garden.

SHARED OWNERSHIP INFORMATION

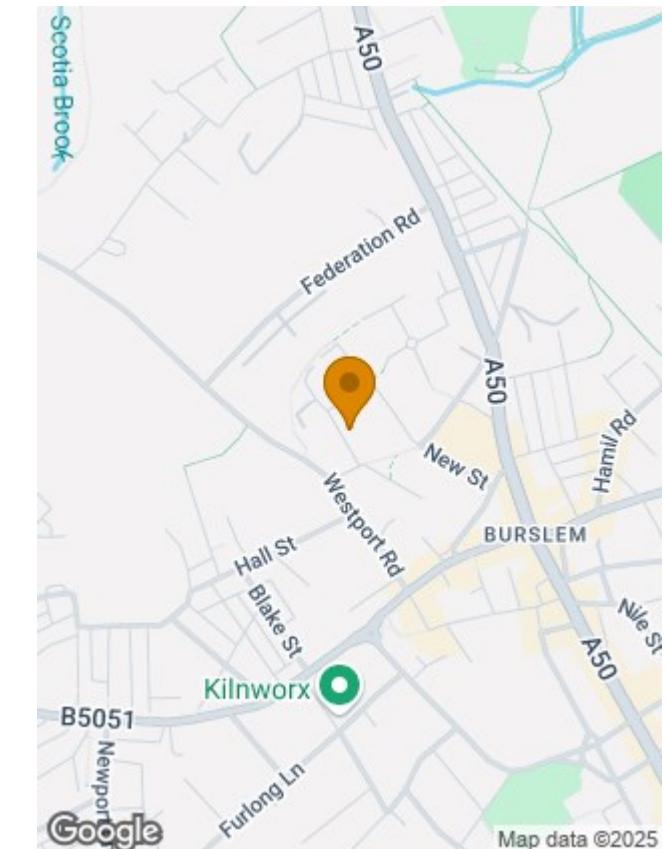
We are advised by the vendor that there is a 99 year lease from 01/07/2007

There is a monthly rent amount payable to Midland Heart which is reviewed annually but is currently £296.70. The ground rent and service charge is included in this amount.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	
(81-91) B	76	
(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



MATERIAL INFORMATION

Tenure - Leasehold

Council Tax Band - B

PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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the best move you'll make