Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Broadhurst Street, Burslem, Stoke-On-Trent, ST6 1EY

£80,000

- Two Bedrooms
- Two Reception Rooms
- GF Wc
- FF Bathroom
- UPVC Double Glazing & Combi Boiler
- On Street Parking
- Requires Modernisation
- No Chain

Offered to the market with no onward chain, this two-bedroom terraced property presents an excellent opportunity for investors, first-time buyers, or those seeking a renovation project.

The accommodation comprises a living room, dining room, kitchen and a ground floor WC. To the first floor are two well-proportioned bedrooms and a family bathroom.

The property is in need of modernisation throughout, providing purchasers with the opportunity to refurbish and update the accommodation to their own taste and specification.

Conveniently located within Burslem, the property is well placed for local amenities, schools, transport links and access to the wider Potteries area.

Viewing is recommended to appreciate the potential this property has to offer!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Fitted carpet.

SITTING ROOM
12'0 x 10'0 (3.66m x 3.05m)
Fitted carpet. Radiator. UPVC double glazed window.

LIVING ROOM
13'7 x 11'2 (4.14m x 3.40m)
Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN
9'11 x 6'7 (3.02m x 2.01m)
Vinyl flooring. UPVC double glazed window and rear door. Worcester gas combi boiler.

CLOAKS/WC
Wc and wash basin. UPVC double glazed window.

FIRST FLOOR

BEDROOM ONE
13'7 x 11'10 (4.14m x 3.61m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
11'2 x 8'10 (3.40m x 2.69m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
8'2 x 4'5 (2.49m x 1.35m)
Fitted carpet. Radiator. UPVC double glazed window. Bath and wash basin. Store cupboard.

OUTSIDE
There is an enclosed rear yard with a timber shed.

On street parking at the front.








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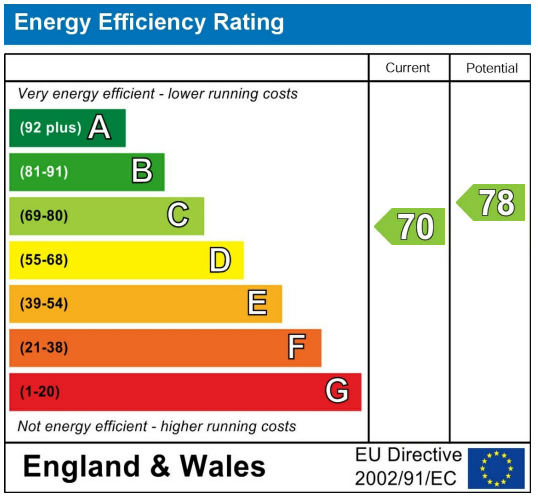

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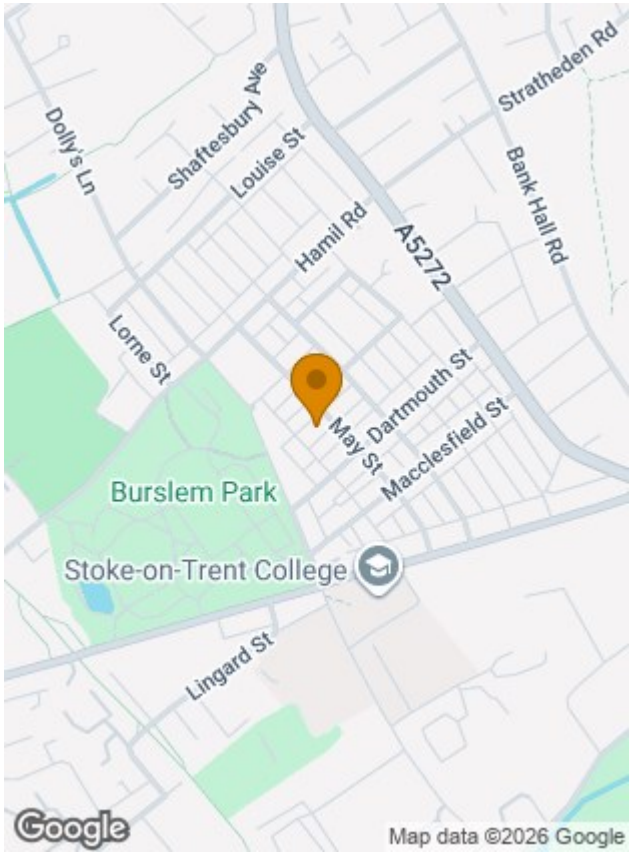

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
78
England & Wales
EU Directive 2002/91/EC


Dolly's Ln
Shaftesbury Ave
Louise St
Stratheden Rd
Bank Hall Rd
Hamil Rd
A5272
Lorne St
May St
Dartmouth St
Macclesfield St
Burslem Park
Stoke-on-Trent College
Lingard St
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



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.

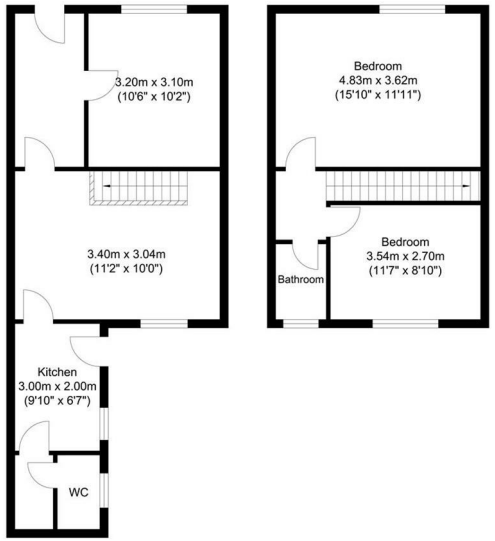
* Room sizes should not be relied upon for carpets and furnishings.

• 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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.



Ground Floor First Floor

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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