



36 Lawton Street

Burslem, ST6 1AZ

Price £115,000



Carters are delighted to welcome to the market this three-bedroom end-terrace property, situated in the popular area of Burslem, Stoke-on-Trent. Offering fantastic potential, this home is ideal for developers or first-time buyers seeking a rewarding renovation project.

Upon entering the property, you are greeted by a porch which provides access to a useful garage/store area, as well as stairs leading to the first floor. The ground floor boasts a spacious lounge to the front, along with a separate dining room to the rear—perfect for entertaining or family living. There is also a kitchen and a separate utility area, offering additional practicality.

To the first floor, the property comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a lawned rear garden, providing outdoor space with plenty of potential.

Don't miss this opportunity to transform this property into a fantastic family home or investment opportunity.

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Entrance Porch

UPVC double glazed entrance door to the front elevation. UPVC double glazed entrance door to the garage / store. UPVC double glazed window to the side elevation.

Hallway

Stairs to the first floor.

Living Room

12'1" x 15' (3.68m x 4.57m)

UPVC double glazed box bay window to the front elevation. Feature marble fireplace. Picture rail. Feature wall lights. Radiator. Vinyl flooring.

Dining Room

17'3" x 9'6" max (5.26m x 2.90m max)

UPVC double glazed window to the rear elevation. Electric fire. Picture rail. Radiator. Vinyl flooring.

Utility Area

5'4" x 9' (1.63m x 2.74m)

Under stairs storage cupboard. Solid wood wall and base units. Space for a fridge freezer. Picture rail. Radiator. Vinyl flooring.

Kitchen

8'1" x 7'9" (2.46m x 2.36m)

UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation. Solid wood wall, base and drawer units. Laminate work surfaces. Stainless

steel sink with a mixer tap and a drainer. Space and plumbing for a dishwasher. Built in electric oven. Built in four ring gas hob. Vinyl flooring.

Stairs and Landing

Access to the loft which has a Velux roof light.

Bedroom One

15' x 10'4" (4.57m x 3.15m)

UPVC double glazed window to the front elevation. Two cast iron effect radiators. Picture rail. CCTV with TV monitor included. Vinyl flooring.

Bedroom Two

9'10" x 8'3" (3.00m x 2.51m)

UPVC double glazed window to the rear elevation. Radiator. Laminate flooring.

Bedroom Three

5'11" x 8' (1.80m x 2.44m)

UPVC double glazed window to the side elevation. Picture rail. Radiator.

Bathroom

9'11" x 6'8" (3.02m x 2.03m)

UPVC double glazed window to the rear elevation. Panel bath with an electric shower over. Mid level w.c. Aqua paneling to the walls. Built in storage cupboard. Radiator.

Garage / Store

15'8" x 6'11" (4.78m x 2.11m)

Roller garage door to the rear elevation. Power and lighting.

Externally

To the rear is a lawned garden with a gate to the side providing access to the front of the property. There is an outside tap for convenience.

Additional Information

Freehold.

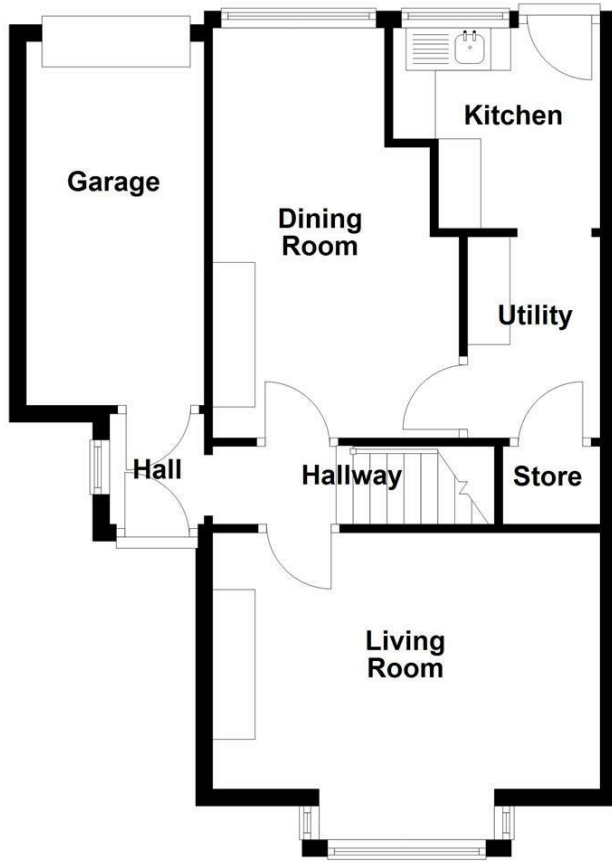
Council Tax Band A.

Total Floor Area: TBC.

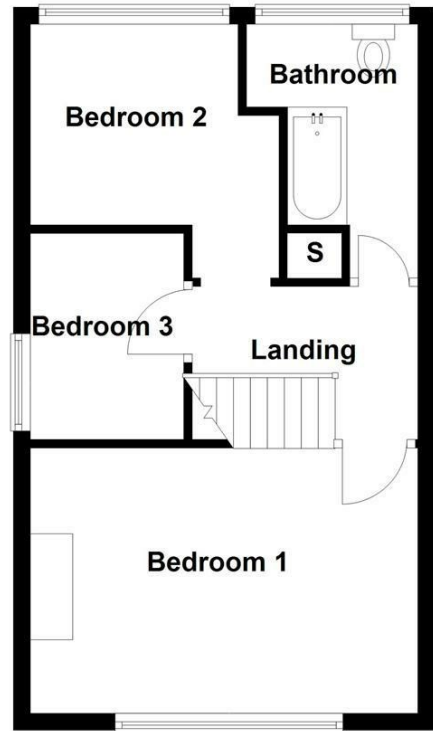
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Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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