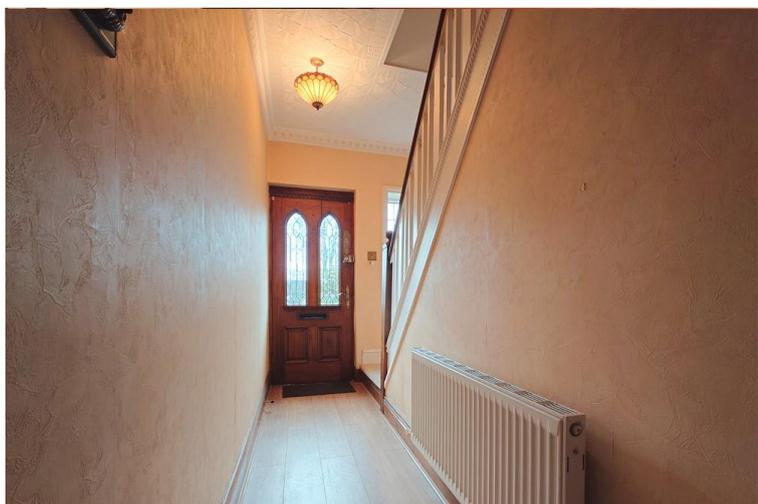




Moorland Road
Burslem, ST6 1JH

- AN END TOWN HOUSE
 - BEAUTIFULLY PRESENTED W/ CHARACTER FEATURES
 - TWO BEDROOMS & BEDROOM 3/ OFFICE
 - NO CHAIN
 - DETACHED GARAGE TO REAR
 - LANDSCAPED GARDENS TO FRONT & REAR
 - SPACIOUS DINING ROOM & LOUNGE
 - KITCHEN, CONSERVATORY
- £139,950**





Property Description

INTRO

A beautifully presented and spacious END TOWN HOUSE on an elevated spot in the popular and highly convenient Moorland Road! Also available with NO CHAIN! To the first floor are two good sized bedrooms with bedroom three/office, and family bathroom. To the ground floor is a long hall which opens up to a stunning dining room, lounge and conservatory. Featuring a 16'8 length kitchen. Landscaped gardens to the front and rear and benefiting from a detached garage to the rear. With original character features including stylish coving and door handles, the property definitely gives off an elegant feel. UPVC double glazing and gas central heating. On the doorstep to the amenities of both Smallthorne and Burslem and with easy access to road links across the city. Contact us today to get your viewing booked immediately!



DIRECTIONS

Please use postcode ST6 1JH. From the top of Smallthorne Bank, proceed down Moorland Road, where the property can be found on the right hand side, as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

14' 5" x 3' 1" (4.39m x 0.94m)

Front entrance door with side window, and staircase to the first floor. Radiator. Laminate flooring. Covings to the ceiling. Door to useful understairs store cupboard, also having small window to the side, and with wall mounted Main Eco Elite gas combi boiler, electric consumer unit and meters. Door from the hall to:

DINING ROOM

12' 5" x 11' 9" (3.78m x 3.58m)

A spacious dining room, with stylish open feature arch to the lounge. Laminate flooring. Hanging light fitting. Radiator. UPVC door to the conservatory. Covings to the ceiling.

LOUNGE

12' 10" x 11' 8" (3.91m x 3.56m)

Window to the front, radiator. Gas fire with feature surround. Ceiling light fitting and two wall lights. Covings to the ceiling.

CONSERVATORY

9' 6" x 9' 1" (2.9m x 2.77m)

A UPVC and dwarf wall conservatory with UPVC windows and rear access door, and door to the kitchen. Tiled flooring. Perspex roof.

KITCHEN

16' 8" x 6' 11" (5.08m x 2.11m)

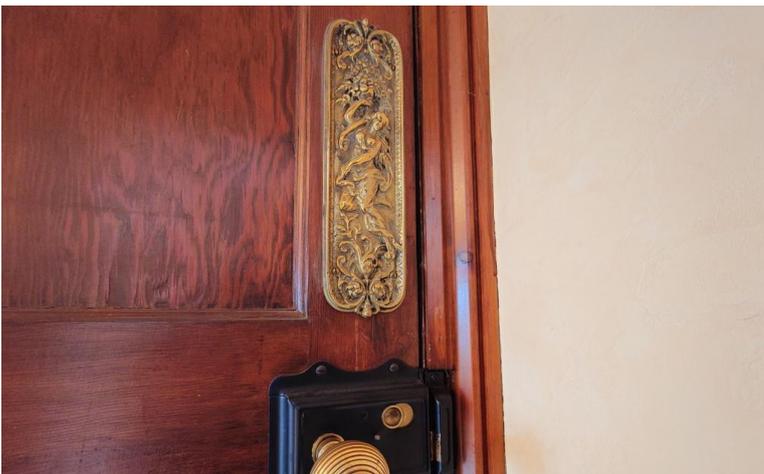
A good length well presented kitchen with a range of base and wall mounted cupboards and splash back tiling, worksurfaces over. Single drainer sink unit. Breakfast bar table. Integrated electric oven/grill, with gas hob and fitted extractor above. Integrated tall fridge freezer. Integrated washing machine. Window to the rear. Spotlight track and spotlights to the ceiling. Radiator. Tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE

12' 6" x 11' 8" (3.81m x 3.56m)

Window to the rear, radiator.





BEDROOM TWO

11' 7" x 10' 6" (3.53m x 3.2m)

Window to the front, radiator.

BEDROOM THREE/ OFFICE

7' x 6' 1" (2.13m x 1.85m)

Ideally suited for a child's bedroom or office with being a smaller room. Window to the front, radiator.

BATHROOM

8' 10" x 6' (2.69m x 1.83m)

A fully tiled bathroom suite with corner bath, low level W.C and wash hand basin. Radiator. Extractor fan. Frosted window to the rear.



EXTERNALLY

FRONT

Enclosed with a wall, and accessed through a gate. Steps up to the front door, with through paved side and gated access to the rear. Landscaped front garden area with plum slate and shrubs.

REAR GARDEN

A paved patio and landscaped rear garden, enclosed with wall and fencing, with shrub borders. Gated access to the front of the garage.



DETACHED GARAGE

A brick built garage with up and over roof. Power and lighting. Side access door to the rear garden.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 61D Potential: 82B







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements