Debra TiMMiS
YOUR PERSONAL ESTATE AGENT

# Moorland Road Burslem Stoke-On-Trent ST6 1JW








## Offers In Excess Of £120,000

24 Millrise Road ◆ Milton ◆ Stoke on Trent ◆ Staffordshire ST2 7BW
Telephone 01782 538008
www.debratimmis.co.uk

# Moorland Road, Burslem, Stoke-On-Trent, ST6 1JW

Have you been searching for your next new home? -
With TWO GOOD SIZED BEDROOMS and a REAR YARD you can roam -
In WALKING DISTANCE to the local college and shops -
There's not far to go for the main bus stops -
A MID TERRACE with bathroom to the first floor -
Lounge, dining room, fitted kitchen and WC, need I say more? -
If you think you like it but want to make sure -
Ring DEBRA TIMMIS ESTATE AGENTS and we'll give you a tour!

Located on the charming Moorland Road in Burslem, this delightful terraced house presents an excellent opportunity for first-time buyers, families, or investors alike. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The inviting lounge and dining room are complemented by a fitted kitchen, ensuring that both functionality and style are at the forefront of this home.

On the first floor, you will find two comfortable bedrooms, perfect for restful nights, along with a well-appointed bathroom. The property also features a convenient additional WC on the ground floor, enhancing its practicality for everyday living. With double glazing and central heating throughout, you can enjoy a warm and cosy atmosphere all year round.

The front and rear garden areas offer a lovely outdoor space. Located in a popular area, this home is within easy reach of local amenities, making daily errands a breeze. Additionally, excellent commuter links ensure that you are well-connected to the wider region.

This well-presented property is not to be missed, and we highly recommend scheduling a viewing to fully appreciate all that it has to offer. Whether you are looking to settle down or invest, this house on Moorland Road is a fantastic choice.

**Entrance Porch**
Upvc double glazed doors with access into the hallway.

**Entrance Hall**
Radiator. Stairs off to the first floor.

**Lounge**
10'9" into alcove x 10'9" to window recess. (3.29 into alcove x 3.29 to window recess. )
Double glazed box window to the front aspect with fitted cupboards below. Radiator,

**Dining Room**
14'4" into alcove x 12'5" (4.39 into alcove x 3.81)
Double glazed window to the rear aspect. Understairs storage cupboard. Radiator.



**Kitchen**
8'11" x 6'10" (2.74 x 2.09)
Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob, extractor hood and built-in oven. Space for washing machine. Two double glazed windows to the side aspect. Tile floor.

**Lobby**
Upvc door to the side aspect. Tiled floor.

**Separate WC**
6'1" x 2'8" (1.87 x 0.82)
Double glazed window. Low level WC.

**First Floor**

**Landing**

**Bedroom One**
14'5" x 11'0" (4.41 x 3.37)
Double glazed window. Radiator. Useful storage cupboard.



**Bedroom Two**
12'6" x 8'11" (3.83 x 2.73)
Double glazed window. Radiator.



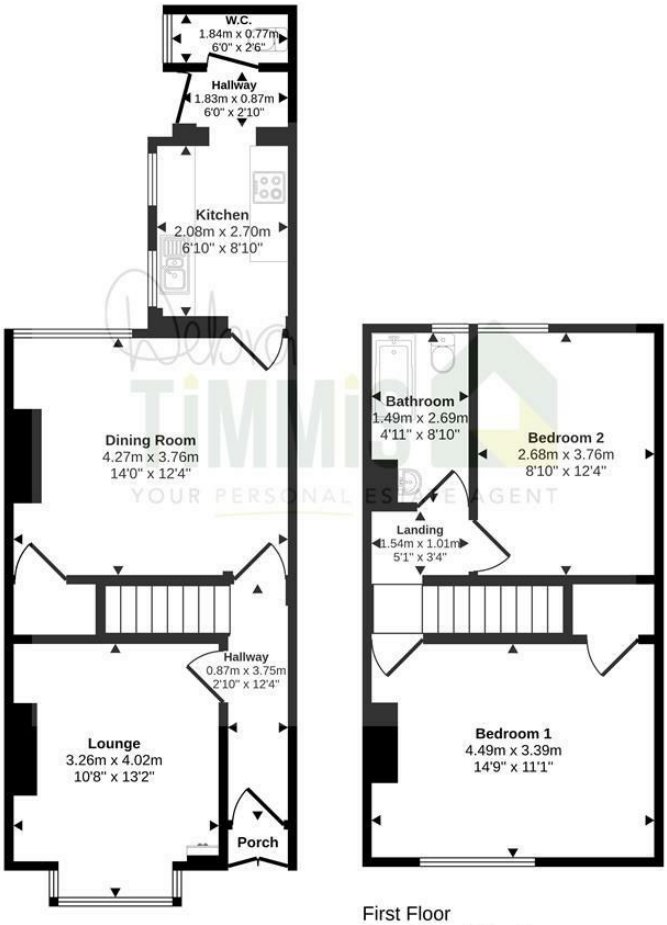
**Bathroom**
8'11" x 4'11" (2.72 x 1.51)
White suite comprises, panelled bath with mains shower over, vanity wash hand basin and low level WC. Part tiled walls. Double glazed window.



**Externally**
To the front aspect there is a small garden area. Enclosed low maintenance rear garden. Summer house. Gated access.



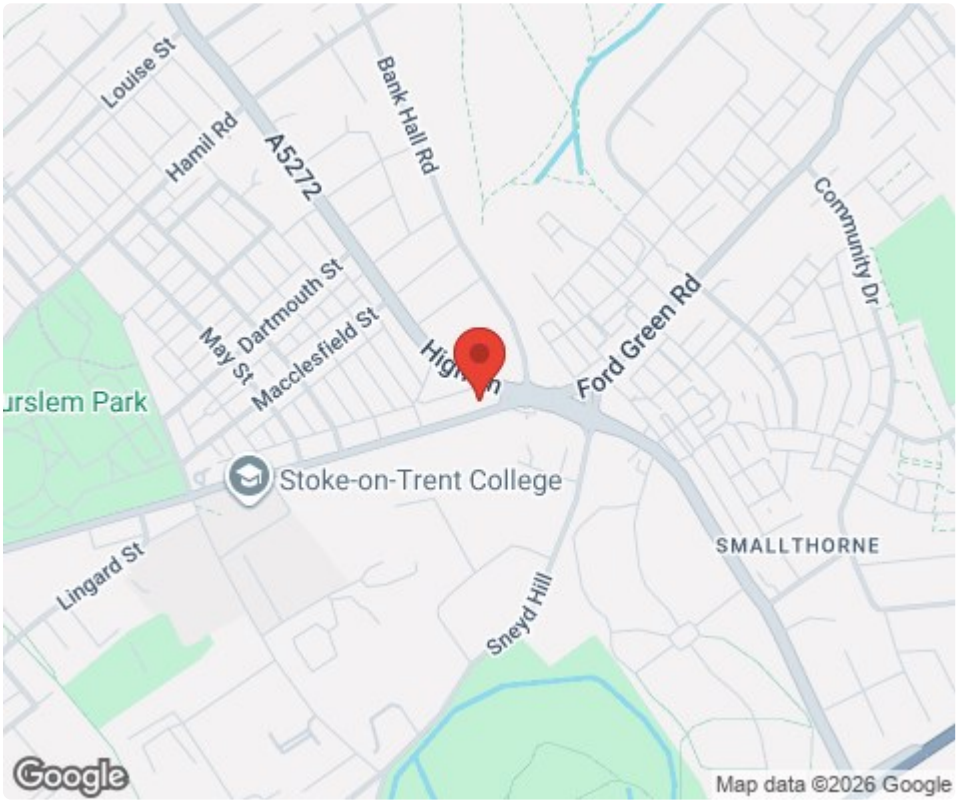
Approx Gross Internal Area
84 sq m / 899 sq ft



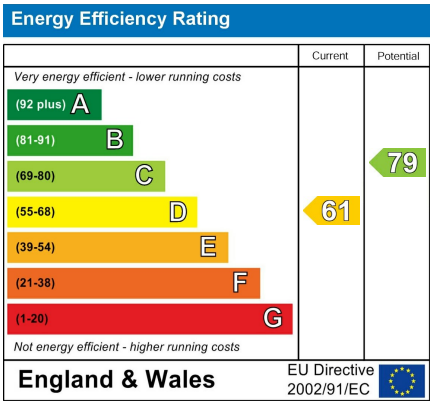

Ground Floor
**Approx 47 sq m / 506 sq ft**

First Floor
**Approx 37 sq m / 393 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




Tenure: Freehold
Council Tax Band: A




Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property