



Burgess Street, Middleport, Stoke-on-Trent

Offers in excess of £120,000



Freehold | EPC rating: TBC

- End Terrace
- Kitchen/Diner
- Cellar storage

- Investment property
- Traditional features
- High energy efficiency rating

BELVOIR!

Property is personal

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Description

IDEAL FIRST HOME OR INVESTMENT PROPERTY

This absolutely is a **MUST-SEE** property, discover a **large-end terrace** home with a handsome exterior and impressive interiors, nestled on a regenerated Victorian street in the historic Middleport Pottery area. Offering the perfect blend of historical charm and modern amenities, making it ideal for first-time buyers or savvy investors.

Briefly comprising a **dual aspect lounge**, a good-sized **kitchen diner**, a **ground floor shower room**, **two double bedrooms** and a first-floor **bathroom**. If that's not enough how about a large cellar for storage and unrestricted parking.

Please see our 360 virtual tour and call to book an in person viewing.

Council tax band A (Stoke on Trent City Council), Tenure: Freehold, EPC: Rating TBC (formerly B)

Photographs



Rooms

Lounge - 4.89m x 3.73m

Turn left upon entering the property into the dual aspect living room with large characterful windows to the front and side of the property. Tasteful decoration and neutral carpets finish the large bright room.

Kitchen-Diner - 3.75 x 4.04m

Through now into the kitchen-diner large enough to comfortably accommodate a table with 6 chairs. The kitchen includes a range of high gloss wall and base units with drawers and work surfaces over, an integrated electric oven and gas hob and a stainless-steel sink and drainer. Another good-sized room, brightly lit by two beautiful sash windows to the side and rear finished with painted decoration and neutral splashbacks and floor coverings.

Hallway – 1.14 x 2.09m

The rear hallway has been cleverly utilised to provide more storage and workspace in keeping with the kitchen, making it the ideal location for a utility space. Add a couple of coat hooks here and there and just like that you have a cloak room too.

Ground floor bathroom - 2.04 x 2.07m

Into the ground floor bathroom now with a white suite comprising a thermostatic shower, enclosure and tray, a hand basin with a mixer tap and a toilet, all with silver accents and finished with grey tiled splashbacks.

Cellar – 4.99 x 4.08m

Opposite the main entrance you will find a staircase down to the cellar. A large space extending beneath the lounge offering ample storage space and potential for improvement.

Bedroom 1 - 4.91m x 3.68m

Immediately notice the sheer size of the master bedroom and imagine looking out of the beautiful sash windows to the front and side. Easily large enough for a king-size bed without compromising on space in the least. Then add bedside tables, a dresser, a couple of wardrobes and you'll still have room to spare. Modern decoration, spotlights to the ceiling and neutral carpets finish the space.

Bedroom 2 - 3.78m x 2.89m

Easily another double bedroom with ample space for a variety of bedroom furniture. Overlooking the rear of the property and finished with painted decoration and neutral carpets this would make a delightful child's room or guest room.

Bathroom – 3.10 x 2.18m

Finally we come to a most pleasant surprise in the form of the second bathroom. Housing a white three-piece suite including a bath, shower over and screen, a hand basin and a toilet. Silver taps and accents compliment the fittings while grey tiles and flooring complete the room.

Outside

To the rear of the property you'll find a larger than usual slabbed courtyard. Easy to maintain while forming a useable and enjoyable space for the family. Beyond the gated boundary wall, you'll find additional parking.

If you think this property is for you, please call to arrange a viewing.

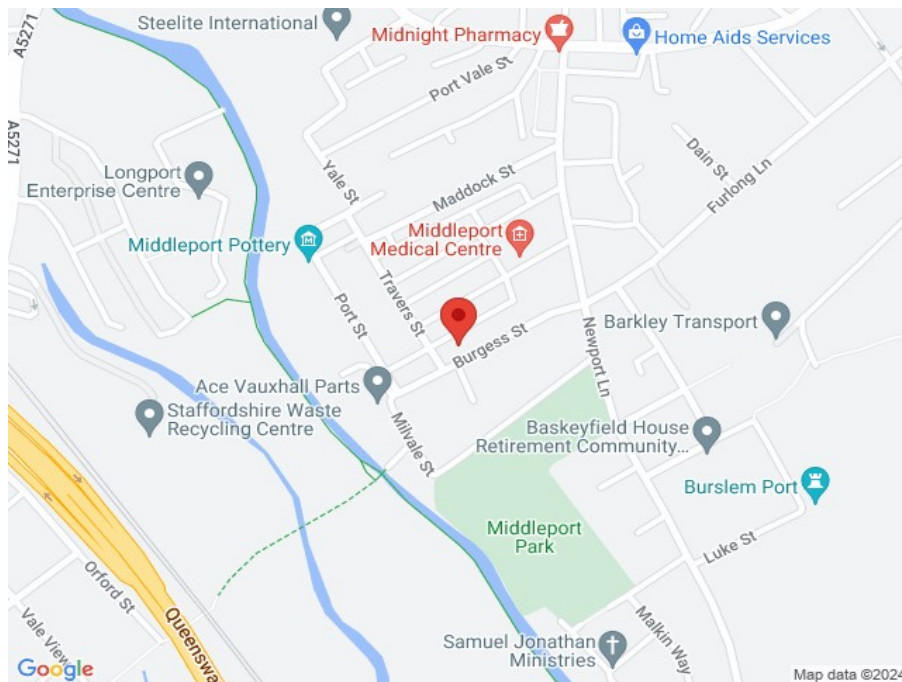
According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with VX Fibre, Virgin Media and Openreach and the mobile checker shows network with major mobile phone providers Vodafone and 02.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



Map



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