



## 174 Moorland Road

Burslem, Stoke-On-Trent, ST6 1EB

One MOOR time we're gonna celebrate...celebrate and dance so free! You will be celebrating all day long once you get your hands on this spacious traditional terraced which is sold with no upward chain and in need of a new owner. The accommodation on offer comprises, lounge, kitchen/diner and bathroom to the ground floor. To the first floor there are two double bedrooms. Externally the property benefits from a rear garden area with decked patio and artificial lawn. Located in perfect position opposite Burslem park, close to local amenities, schooling and commuter links to the main town centre. One MOOR time, start the celebration early and call today to arrange your viewing!

**Offers in the region of £94,950**

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- SPACIOUS MID TERRACED PROPERTY
- KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN
- SOLD WITH NO UPWARD CHAIN
- GROUND FLOOR BATHROOM
- CLOSE TO LOCAL AMENITIES
- LOUNGE WITH OPEN FIREPLACE
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO BURSLEM PARK

## GROUND FLOOR

### Lounge

11'6" x 10'11" (3.51 x 3.33)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front. Fireplace with open fire. Television and telephone points. Radiator.

### Kitchen/Diner

11'5" x 11'4" (3.50 x 3.47)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space and

plumbing for fridge/freezer, washing machine and cooker. Under stairs storage cupboard and stairs leading to the first floor. Radiator.

### Rear Hall

3'6" x 3'3" (1.08 x 1.00)

A double glazed access door leads to the side aspect. Storage cupboard housing central heating boiler.

### Bathroom

6'5" x 5'6" (1.98 x 1.68)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls and radiator.

## FIRST FLOOR

## First Floor Landing

### Bedroom One

11'5" x 10'11" (3.50 x 3.34)

A double glazed window overlooks the front aspect. Radiator.

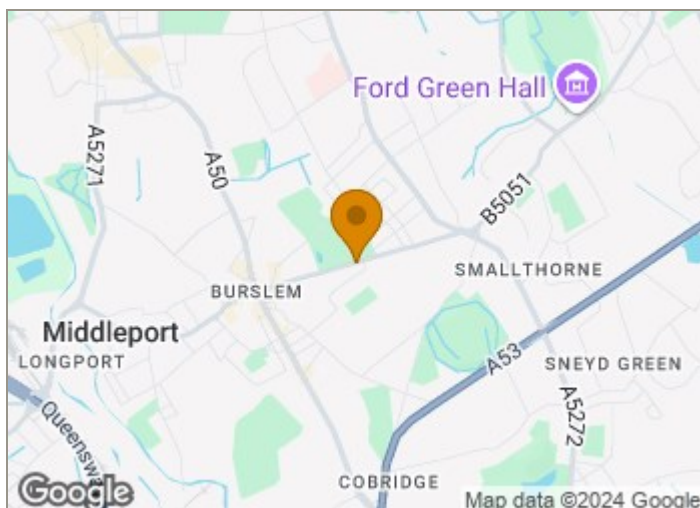
### Bedroom Two

11'5" x 11'5" (3.50 x 3.50)

A double glazed window overlooks the rear aspect. Shower unit. Loft access hatch. Radiator.

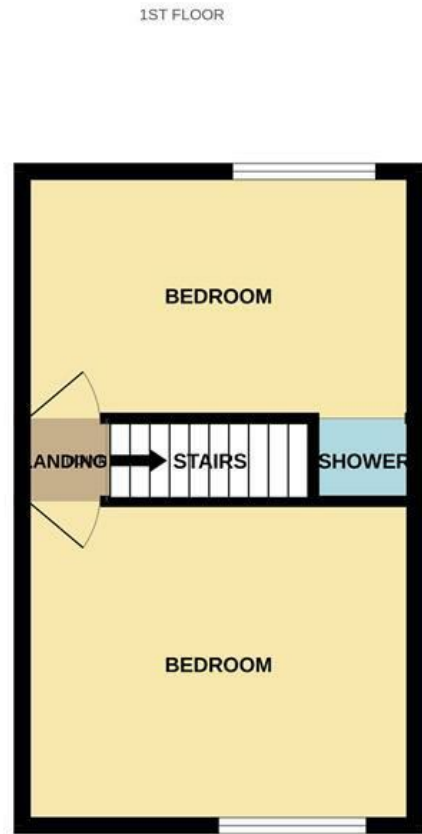
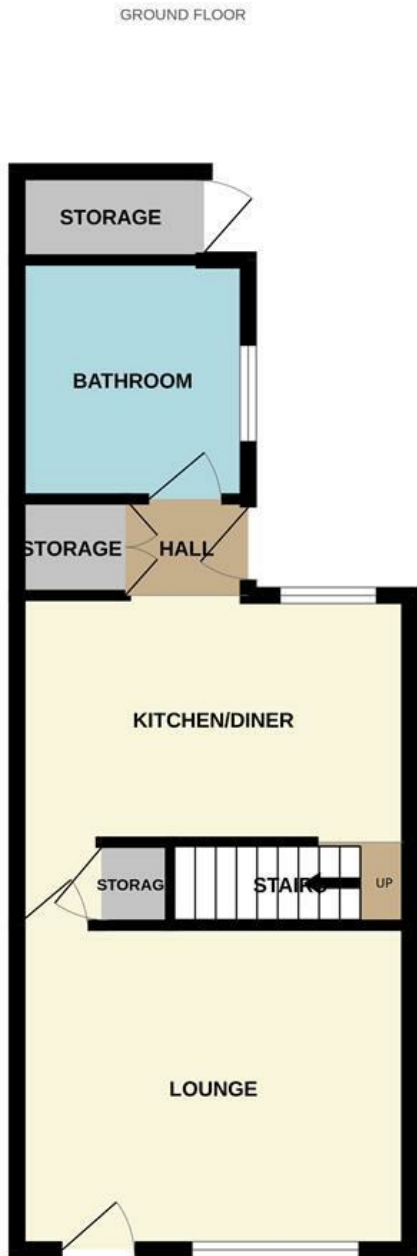
## EXTERIOR

To the rear there is a raised decked seating area and artificial lawn with double gates to the rear.





# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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