

FOR SALE



Louise Street, Burslem, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, End of terrace house

Offers In Excess Of £130,000



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3 Bedrooms, 2 Bathroom

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- Chain Free
- Ready to Move Into
- Conveniently Located to Burslem
- Three Double Bedrooms
- Walking Distance to Haywood Academy

HALLWAY 6' 2" x 3' 0" (1.88m x 0.91m) The hallway is L-shaped, turning around the corner to face the stairs, with the living room on the right and the kitchen on the left. There is also space for small appliances such as a shoe rack.

LOUNGE 15' 2" x 12' 4" (4.62m x 3.76m) As you step into the living room, you're greeted by a large bay window that lets in plenty of natural sunlight. The space is large enough to accommodate a king-size bed, with additional open storage under the stairs for wardrobes or other furniture

KITCHEN 13' 7" x 12' 3" (4.14m x 3.73m) The kitchen boasts a generous layout with a sleek, modern design. It features two well-appointed units-one with a sink and space for a washing machine, and the other equipped with integrated appliances and room for a double fridge-freezer. A spacious built-in cupboard offers ample storage, combining practicality with style.

HALLWAY 9' 1" x 2' 7" (2.77m x 0.79m) This inviting hallway provides access to both the bathroom and shower room, while also leading to the charming garden room and the rear of the property.

BATHROOM 3' 4" x 9' 4" (1.02m x 2.84m) The bathroom features a three-piece suite, including a bathtub with a shower, a sink, and a WC. It is beautifully designed with modern tiles throughout.

SHOWER ROOM 2' 9" x 8' 11" (0.84m x 2.72m) As you enter the smaller bathroom/shower room, you'll notice the same modern tiling throughout. It features a matching three-piece suite and offers convenient facilities for friends and family staying over.





GARDEN ROOM 5' 1" x 12' 2" (1.55m x 3.71m) Come and unwind in the garden room, bathed in natural sunlight streaming through the large window overlooking the garden. This inviting space is perfect for putting your feet up after a long day's work.

LANDING 4' 11" x 3' 10" (1.5m x 1.17m) As you reach the landing, you'll find ample space to comfortably access any of the three bedrooms.

BEDROOM ONE 11' 10" x 12' 3" (3.61m x 3.73m) This well-presented bedroom features crisp white walls and soft grey carpeting, creating a fresh, modern feel. It's a spacious room with plenty of room for wardrobes, drawers, and other furnishings.

BEDROOM TWO 7' 10" x 11' 10" (2.39m x 3.61m) Entering the middle room, also known as Bedroom Two, you'll find the same fresh white walls and grey carpeting. This room has a comfortable feel and accommodates a double bed, with potential space for a

wardrobe. There is also two windows which brightens the room up letting plenty of natural light in.

BEDROOM THREE 8' 7" x 12' 3" (2.62m x 3.73m) Bedroom Three is decorated in the same elegant style, offering ample space for a double bed and additional furniture. It also features a stylish window that adds character to the room.

GARDEN The garden offers exceptional space for an end terrace property. A shed located in the corner provides convenient storage, while paved flooring and small planting areas on each side give you the perfect opportunity to grow your own stamp.

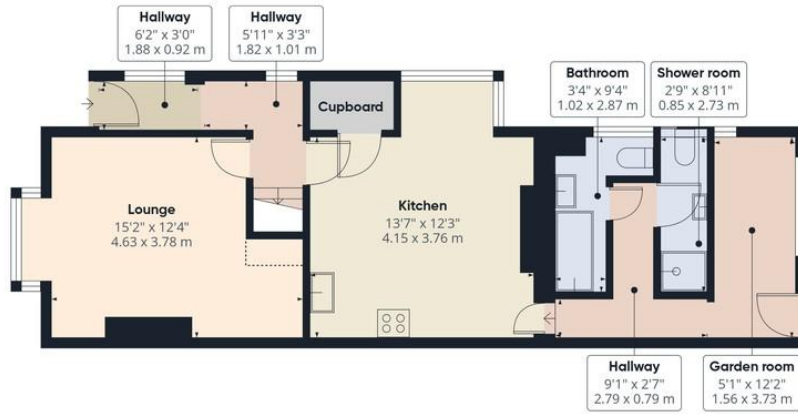
PARKING There are plenty of spaces at the property via on street parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area[®]

973 ft²
90.4 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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