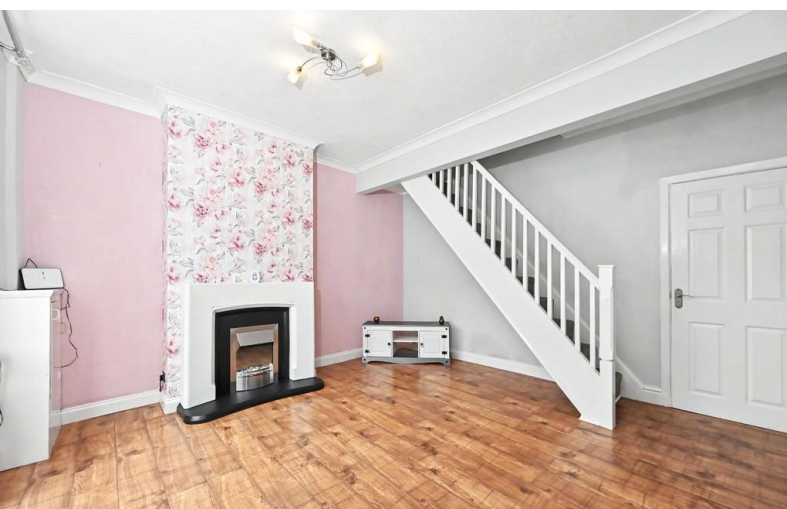


**FOR SALE**



**Tellwright Street, Burslem**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Offers Over £110,000**

  
**MARTIN&CO**



## Tellwright Street, Burslem

2 Bedrooms, 1 Bathroom

Offers Over £110,000

- Two Bedroom
- Mid Terraced Home
- No Chain
- Spacious
- Modern Fitted Kitchen



**OVERVIEW** A well-maintained and deceptively spacious two-bedroom mid-terraced property offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

Beautifully presented throughout, the accommodation briefly comprises a spacious front lounge with feature décor and laminate flooring, a separate dining room with staircase access, and a modern fitted kitchen with contemporary wall and base units. To the rear of the property is a ground floor bathroom fitted with bath, wash basin and WC.

To the first floor are two generous double bedrooms along with additional storage space from the landing area. The property also benefits from gas central heating and double glazing throughout.

Externally, the property enjoys a low-maintenance frontage and enclosed rear yard/garden area.

Situated in a convenient residential location close to local amenities, schools, shops and transport links, this move-in-ready home offers fantastic value and early viewing is highly recommended.

**LOUNGE** 13' 8" x 13' 8" (4.19m x 4.18m) Spacious and well-presented front reception room featuring laminate flooring, bay-style window and ample living space ideal for relaxing and entertaining.

**Dining Room** 13' 8" x 11' 0" (4.19m x 3.37m) Generous second reception room offering plenty of space for dining furniture, with staircase access to the first floor and open flow through to the kitchen.

**KITCHEN** 9' 10" x 6' 3" (3.01m x 1.92m) Modern fitted kitchen comprising a range of wall and base units with



work surfaces, integrated oven and hob, sink unit and space for appliances.

Rear Hallway 5' 8" x 2' 8" (1.74m x 0.82m) Useful rear hallway providing access to the bathroom and rear exit

BATHROOM 6' 7" x 5' 8" (2.03m x 1.74m) Ground floor bathroom fitted with bath, wash basin and WC.

Landing 2' 9" x 2' 9" (0.86m x 0.84m) Providing access to both bedrooms and storage area.

BEDROOM ONE 13' 8" x 11' 0" (4.19m x 3.37m) Spacious double bedroom positioned to the front aspect with room for wardrobes and bedroom furniture.

BEDROOM TWO 13' 8" x 10' 5" (4.19m x 3.19m) Good-sized second double bedroom overlooking the rear aspect.

STORAGE 5' 4" x 2' 9" (1.64m x 0.84m) Useful built-in storage cupboard located off the landing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.