



## 222 Waterloo Road

Burslem, Stoke-On-Trent, ST6 3HQ

Come with me and you'll be, in a world of pure imagination. Take a look and you'll see into your imagination. Let your imagination run wild with this beautifully unique property on Waterloo Road. Breaking the mould of your standard townhouse property, this extremely spacious home oozes character and ornate features. The accommodation is spread over two floors with a cellar to the basement. The ground floor has two large reception rooms both with multi fuel log burners and a modern fitted kitchen/diner with utility room and downstairs W.C. To the first floor there is a large landing area feeding the four bedrooms, large family bathroom and separate shower room. Externally, the space continues with a large rear garden laid to lawn with patio seating areas. Located in the area of Cobridge, within walking distance to amenities; bus routes and schooling. If you want to view paradise simply come along and view it, if you want to make it yours then do it! Call today to book a viewing!

**£230,000**

# 222 Waterloo Road

## Burslem, Stoke-On-Trent, ST6 3HQ



- IMMACULATE TOWNHOUSE PROPERTY
- FOUR BEDROOMS
- CELLAR
- EARLY VIEWING A MUST
- TWO RECEPTION ROOMS
- LARGE BATHROOM & SEPARATE SHOWER ROOM
- LARGE REAR GARDEN
- LARGE FITTED KITCHEN/DINER
- DOWNSTAIRS WC
- POPULAR LOCATION

### GROUND FLOOR

#### Entrance Hall

24'4" x 5'10" (7.44 x 1.78)

The property has a wooden entrance door to the front aspect. Ornate arch feature and staircase leading to the first floor. Radiator. Access door leads to the cellar.

#### Lounge

18'2" x 13'8" (5.56 x 4.19)

A large double glazed sash bay window overlooks the front aspect. High ceilings with ornate picture rails and ceiling rose. Open fireplace housing multi fuel log burner. Radiator.

#### Sitting Room

13'7" x 13'2" (4.15 x 4.02)

Double glazed patio doors lead out to the rear courtyard area. High ceilings with ornate picture rails and ceiling rose. Open fireplace housing multi fuel log burner. Radiator and television point.

#### Kitchen/Diner

15'9" x 11'11" (4.81 x 3.64)

A double glazed window overlooks the side aspect with separate arch window as well. Fitted with a range of wall and base storage units with inset asterite sink unit. Coordinating work surface areas and partly tiled walls. Integrated double electric Neff oven with five ring gas hob and dishwasher. Space for fridge/freezer. Ceiling spotlights and radiator. Space for table and chairs.

#### Utility Room

12'5" x 7'2" (3.79 x 2.19)

A double glazed window overlooks the side aspect, coupled with a double glazed access

door. Fitted with wall and base storage units and coordinating work surface areas with tiled flooring. Space and plumbing for washing machine and wall mounted central heating boiler.

#### W.C

9'3" x 3'7" (2.82 x 1.11)

Fitted with a low level W.C and vanity hand wash basin. Tiled splashback and tiled flooring.

### BASEMENT

#### Cellar

21'0" x 12'0" (6.42 x 3.66)

Storage rooms with power and lighting.

### FIRST FLOOR

#### First Floor Landing

Ceiling skylight. Loft access hatch. The loft is fully boarded with power and lighting and a pull down loft ladder. Large landing with snug seating/reading area.

#### Bedroom One

13'3" x 13'3" (4.06 x 4.04)

A double glazed window overlooks the rear aspect. Television point and radiator.

#### Walk In Wardrobe

13'1" x 3'9" (4.00 x 1.15)

A double glazed window overlooks the rear aspect. Large storage area or walk in wardrobe.

#### Bedroom Two

14'7" x 12'1" (4.47 x 3.70)

A double glazed sash window overlooks the front aspect. Television point and radiator.

#### Bedroom Three

12'2" x 6'11" (3.71 x 2.11)

Accessed via a corridor with a double glazed window overlooking the rear aspect. Radiator.

#### Bedroom Four

11'5" x 8'2" (3.49 x 2.49)

A double glazed sash window overlooks the front aspect. Radiator.

#### Bathroom

11'6" x 8'11" (3.51 x 2.74)

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

#### Shower Room

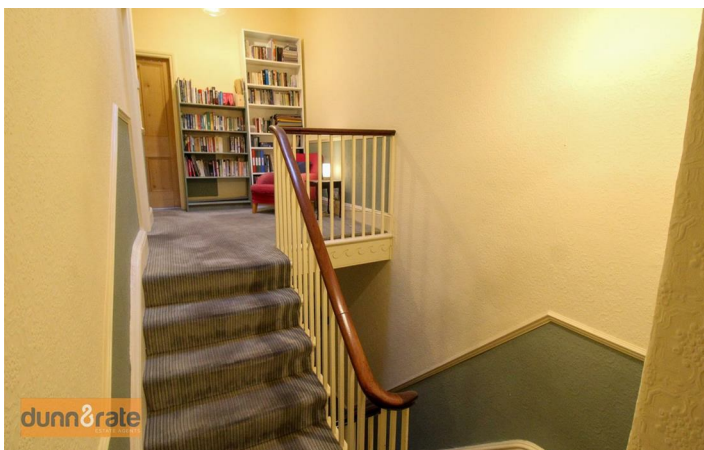
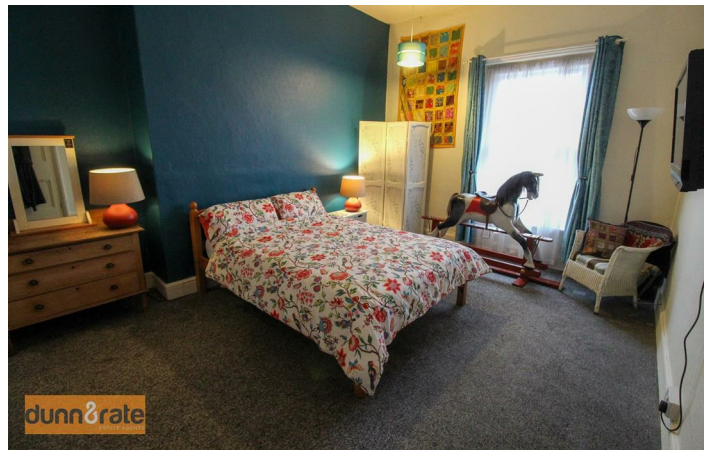
5'8" x 4'5" (1.73 x 1.37)

A double glazed window overlooks the side aspect. Fitted with a shower unit and panel. Wall mounted ladder style towel radiator and fully tiled walls.

### EXTERIOR

To the front there is a gated courtyard to the and to the rear the garden is large and fully enclosed by panelled fencing and a side access gate. The rear garden is laid mainly to lawn with mature trees and shrubbery, having paved and gravelled patio areas and a garden shed plus summer house. There is a rear courtyard with power and lighting and outside water tap, there is also a brick built pizza oven.





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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