

**FOR SALE**



**Moorland Road, Burslem, Stoke-on-Trent**

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

**Offers In Excess Of £100,000**



## Moorland Road, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

**Offers In Excess Of £100,000**

- Two spacious reception rooms
- Modern, well-fitted kitchen
- Two comfortable bedrooms
- Ready for immediate occupation
- Excellent public transport links



**LOUNGE** 11' 7" x 11' 0" (3.55m x 3.36m) Entered via a UPVC front door, double glazed window to the front elevation, feature fireplace, wood effect laminate flooring, radiator.

**DINING ROOM** 11' 7" x 11' 5" (3.55m x 3.50m) Double glazed window to the rear elevation, electric fire with feature surround, stairs to first floor with storage, radiator.

**KITCHEN** 12' 3" x 6' 8" (3.75m x 2.05m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation, housing gas boiler, radiator.

**UTILITY ROOM** 6' 8" x 2' 8" (2.05m x 0.82m) Space and plumbing for washing machine, door giving access to the rear yard.

**BATHROOM** 8' 1" x 6' 6" (2.48m x 2.00m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the side elevation, radiator.

**BEDROOM ONE** 11' 7" x 11' 5" (3.55m x 3.50m) Double glazed window to the front elevation, radiator.


**BEDROOM TWO** 11' 7" x 11' 0" (3.55m x 3.36m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

**EXTERNAL** Paved yard to the rear.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>		







All measurements are approximate and for display purposes only

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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.