

FOR SALE



George White Close, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Townhouse

Offers In Excess Of £180,000



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- Modern end-terrace town house
- Immaculately presented throughout
- Open-plan kitchen diner
- Two double bedrooms
- Remainder of 10-year warranty

OVERVIEW This two-bedroom end of terrace town house is for sale in Burslem, forming part of a new development constructed by St. Modwen Homes and benefitting from the remainder of a 10-year build warranty.

The property is presented in immaculate order and features a separate reception room, providing a defined living area, along with an open-plan kitchen with dining space, creating a practical arrangement for day-to-day use. There are two double bedrooms, one of which includes built-in wardrobes, and a bathroom. Outside, the property benefits from parking and a garden.

The location offers access to local amenities, including shops, supermarkets and everyday services in the surrounding Stoke-on-Trent area. Nearby, residents can make use of green spaces such as Burslem Park and Westport Lake, both offering walking routes and recreation areas.

Public transport links are available via local bus services connecting to Hanley, Burslem and other parts of the city. Longport railway station can be reached by a short drive, providing routes towards Crewe and Derby, with onward connections to Manchester and Birmingham. Stoke-on-Trent mainline station is accessible by car or bus, offering services to London Euston in around 90 minutes, as well as frequent regional services.

This home may be of particular interest to first-time buyers seeking a modern two-bedroom town house with garden and parking, within reach of local amenities and public transport connections.

ENTRANCE HALL 4' 11" x 4' 2" (1.50m x 1.29m)
Entered via a composite front door with glazed side panel, radiator.





WC 4' 11" x 3' 5" (1.50m x 1.05m) Modern white suite comprising; low level WC and pedestal hand wash basin, wood effect laminate, radiator.

LOUNGE 14' 6" x 10' 8" (4.44m x 3.26m) Spacious reception room having double glazed window to the front elevation, stairs to first floor with storage under, radiator.

KITCHEN/DINER 14' 10" x 8' 3" (4.53m x 2.52m) Fitted with a range of wall and base units with complimentary work surface over which incorporates a sink unit and drainer, integrated oven and hob with extractor, space and plumbing for washing machine, double glazed window to the rear elevation, UPVC French doors opening onto the rear garden, wood effect laminate flooring, radiator.

BEDROOM 14' 10" x 7' 11" (4.53m x 2.43m) Two double glazed windows to the front elevation, radiator.

BEDROOM 14' 10" x 8' 3" (4.53m x 2.52m) Having built in wardrobes, two double glazed windows to the rear elevation, radiator.

BATHROOM 6' 4" x 6' 3" (1.94m x 1.92m) Modern white suite comprising; low level WC, pedestal hand wash basin and panelled bath with shower over and glass shower screen, double glazed window to the side elevation, laminate flooring, radiator.

EXTERNAL The property is approached via a tarmac driveway which provides ample off road parking with a lawned garden sitting adjacent. A side access gate gives access through to an enclosed garden which is mainly laid to lawn with paved patio.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





All measurements are approximate and for display purposes only

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