

FOR SALE



Sytchmill Way, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Town House

Offers In Excess Of £140,000



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- Practical two-bedroom town house
- Convenient downstairs WC and bathroom
- Close to Burslem town centre amenities
- Bus links to Hanley, Tunstall &

OVERVIEW This two-bedroom town house is for sale in Burslem, within the wider Stoke-on-Trent area. The property offers a practical layout including one reception room, one kitchen, a family bathroom and an additional downstairs WC.

On the ground floor, the reception room provides the main living space, with direct access to the kitchen. The downstairs WC adds extra convenience. Upstairs, there are two bedrooms and a bathroom, offering a straightforward arrangement suitable for a range of buyers.

The house is situated in Burslem, known as one of the Six Towns of Stoke-on-Trent, with a local high street offering day-to-day amenities, shops and services. Nearby, Burslem Park provides green space, walking routes and recreational areas.

Public transport links are accessible via local bus services connecting Burslem with other parts of Stoke-on-Trent, including Hanley and Tunstall. The nearest mainline rail services are available from Stoke-on-Trent station, which can be reached by bus or car. Typical direct services from Stoke-on-Trent run to destinations such as Manchester and Birmingham, with journey times often around 45–60 minutes depending on the service.

The location provides access to local schools and educational facilities within the wider Burslem and Stoke-on-Trent area, along with cafés and local eateries found around the town centre. Road connections via the A500 and A50 link to the wider regional network, making driving to nearby towns and employment centres straightforward. This two-bedroom town house therefore offers a functional base within an established urban setting.





KITCHEN 12' 2" x 9' 0" (3.71m x 2.75m) Entered via a composite front door, the property leads into a kitchen fitted with a range of wall and base units with worktops over, incorporating a sink and drainer. There is an integrated oven with hob and extractor fan, space for additional appliances, and a window overlooking the front elevation.

WC 5' 10" x 3' 3" (1.80m x 1.00m) Low-level WC with pedestal hand wash basin, window to the front elevation and radiator.

LOUNGE/DINER 15' 0" x 12' 7" (4.58m x 3.85m) Two windows to the rear elevation and French UPVC patio doors leading to the rear garden, the lounge also benefits from a radiator.

BEDROOM ONE 12' 7" x 9' 8" (3.85m x 2.96m) Window to the front elevation, radiator and built in storage cupboard.

BEDROOM TWO 12' 7" x 10' 5" (3.85m x 3.18m)

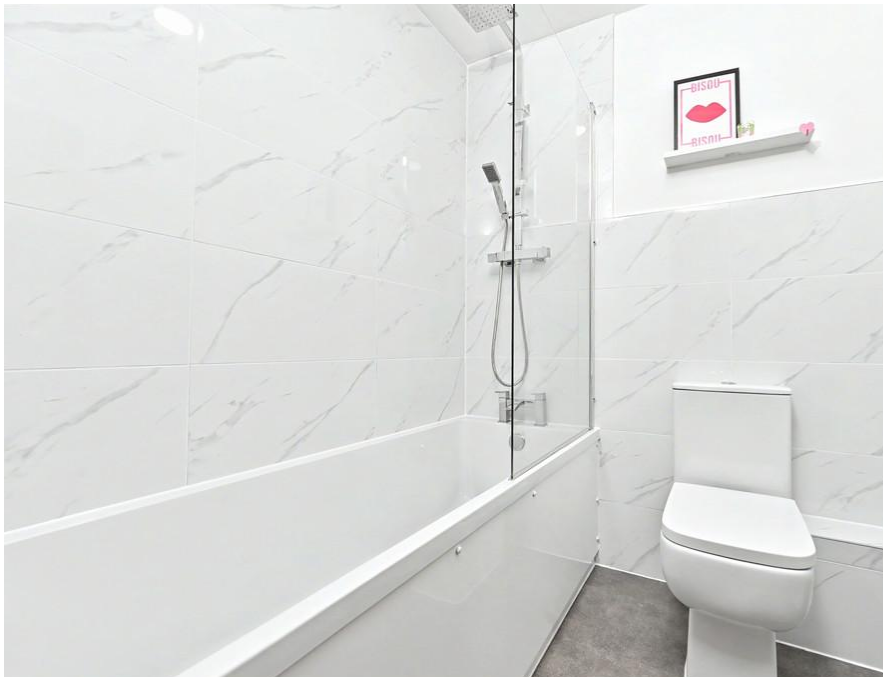
Window to the rear elevation, radiator.

BATHROOM 6' 6" x 5' 6" (2.00m x 1.70m) Three-piece suite comprising low-level WC, wash hand basin with vanity unit, bath with shower over, and heated towel rail.

EXTERNAL To the rear of the property, there is an enclosed garden, mainly laid to lawn, with a decking area.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.





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





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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