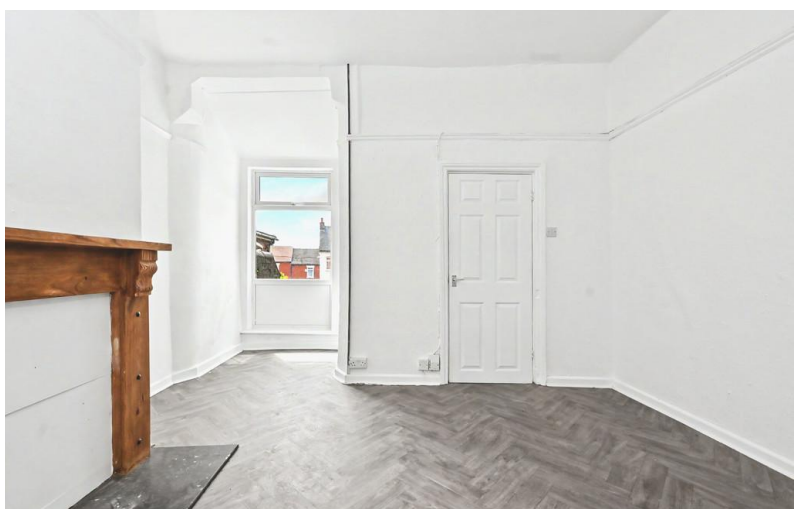


**FOR SALE**



**Riley Street North, Burslem, Stoke-on-Trent**

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

**Offers In Region Of £110,000**





## Riley Street North, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Region Of £110,000

- Two-bedroom terraced family home
- Near Burslem and Tunstall Parks
- Upstairs family bathroom
- No onward chain sale
- Near primary and secondary schools



**OVERVIEW** This two-bedroom terraced house is for sale in Stoke-on-Trent and offers two separate reception rooms and an upstairs bathroom, providing a clearly defined layout across the ground and first floors.

The property is located in a residential area with access to local amenities, including shops, cafés and everyday services found within nearby neighbourhood centres such as Tunstall and Burslem. There are several primary and secondary schools in the wider area of Stoke-on-Trent, making the location practical for households needing access to education.

Public transport links are available via local bus services running through the surrounding streets, providing connections into Stoke-on-Trent city centre and to nearby towns. The nearest mainline rail services are available from Stoke-on-Trent station, which offers direct routes to destinations including Manchester and Birmingham, generally reachable in around 45–60 minutes by train. For drivers, the road network links to the A50 and A500, offering access towards the M6 and beyond.

Nearby parks and green spaces within Stoke-on-Trent, such as Burslem Park and Tunstall Park, provide open areas for walking, leisure and outdoor activities. These can be reached by a short drive or bus journey from the property.

Overall, this two-bedroom terraced house for sale combines multiple reception rooms and an upstairs bathroom with access to public transport, schools, local amenities and parks within the Stoke-on-Trent area.

**ENTRANCE HALL** 14' 4" x 3' 2" (4.37m x 0.97m)  
Entered via a UPVC front door, stairs down to cellar, radiator.



**DINING ROOM** 11' 2" x 9' 3" (3.41m x 2.82m) Window to the front elevation, radiator.

**LOUNGE** 12' 10" x 11' 9" (3.91m x 3.58m) Window to the rear elevation, fireplace, stairs to first floor, radiator.

**KITCHEN** 13' 9" x 7' 1" (4.19m x 2.16m) Window to the side elevation, wall and base units with worktops over, built in oven and hob with extractor over, stainless steel sink.

**UTILITY ROOM** 8' 6" x 6' 3" (2.59m x 1.91m) Window to the side elevation.

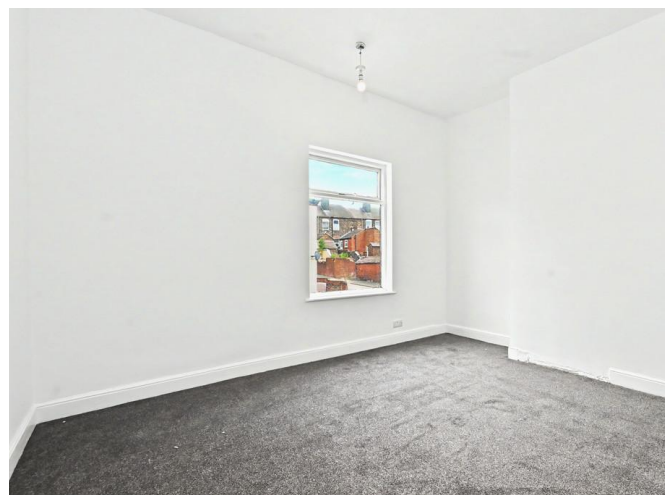
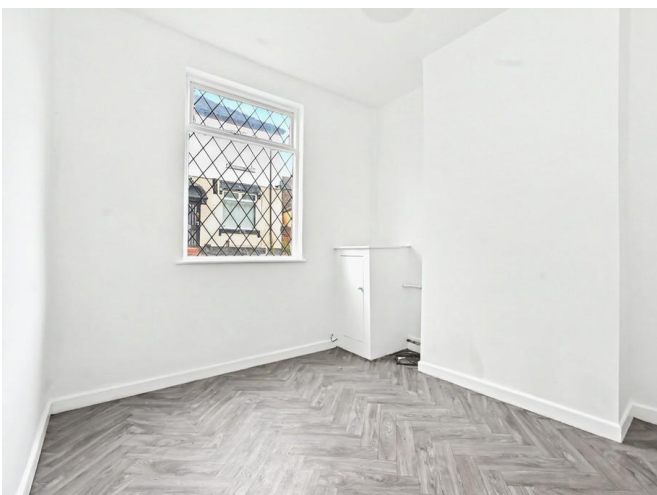
**CELLAR** 12' 0" x 7' 1" (3.67m x 2.16m)

**BEDROOM ONE** 12' 10" x 11' 2" (3.91m x 3.4m) Window to the front elevation, radiator.

**BEDROOM TWO** 11' 9" x 9' 6" (3.58m x 2.9m) Window to the rear elevation, storage off, radiator

**BATHROOM** 13' 9" x 7' 1" (4.19m x 2.16m) Windows to the rear and side elevation, LLWC, hand wash basin, bath with shower over.

**EXTERNALLY** Rear yard with gated access





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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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.