

FOR SALE



Bank Hall Road, Burslem, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £170,000



**Bank Hall Road, Burslem,
Stoke-on-Trent**

3 Bedrooms, 1 Bathroom

Offers In Excess Of £170,000

- Three-bedroom semi-detached house
- No onward chain
- Two flexible reception rooms
- Kitchen with separate utility room
- Downstairs WC and upstairs wetroom



OVERVIEW For sale: a three-bedroom semi-detached house located in Burslem, Stoke-on-Trent, offered with no onward chain and providing an opportunity for modernisation.

The ground floor offers two reception rooms, giving flexibility for separate living and dining areas. There is a kitchen to the rear, along with a utility room providing additional storage and appliance space. A downstairs WC adds everyday convenience. Upstairs, the property features three bedrooms and a wetroom-style bathroom.

Burslem is one of the historic "Six Towns" of Stoke-on-Trent, known for its pottery heritage and traditional town centre. The property is well placed for access to Burslem town amenities, including local shops, supermarkets, cafés and everyday services. Nearby green spaces such as Burslem Park offer lawns, a lake and children's play areas.

Public transport links are available via local bus services connecting Burslem with Hanley, Tunstall and other parts of Stoke-on-Trent. Stoke-on-Trent railway station, accessible by bus or car, offers direct services to destinations including Manchester, Birmingham and London Euston, with journey times to Manchester typically around 45–60 minutes and to Birmingham around 50–70 minutes, depending on service.

Road connections are good, with access to the A50 and A500, linking to the M6 for wider regional and national travel. A range of primary and secondary schools can be found within the wider Stoke-on-Trent area, making this three-bedroom semi-detached house a practical option for buyers looking for a home to update to their own specification.



PORCH 6' 3" x 2' 1" (1.92m x 0.66m)

HALL 12' 0" x 6' 2" (3.66m x 1.89m) Stairs to first floor.

DINING ROOM 10' 11" x 10' 0" (3.33m x 3.07m) Bay window to the front elevation, feature fire place, radiator.

LOUNGE 14' 0" x 10' 11" (4.28m x 3.33m) Patio doors leading to the rear, feature fireplace, radiator.

KITCHEN 8' 4" x 7' 8" (2.55m x 2.36m) Wall and base units with worktop over, window to the side elevation, sink unit and drainer.

UTILITY ROOM 7' 4" x 5' 8" (2.24m x 1.74m) Window to the rear elevation, base units with worktop over, space for appliances, radiator.

WC 3' 2" x 2' 8" (0.97m x 0.82m) Window to the side elevation, toilet and hand wash basin.

BEDROOM ONE 11' 0" x 10' 0" (3.36m x 3.07m) Bay window to the front elevation, built in mirrored wardrobe, radiator.

BEDROOM TWO 6' 9" x 6' 2" (2.07m x 1.89m) Window to the front elevation, radiator.

BEDROOM THREE 12' 0" x 11' 0" (3.67m x 3.36m) Window to the rear elevation, built in mirrored wardrobes, radiator.

WETROOM 7' 1" x 6' 0" (2.16m x 1.85m) Window to the side elevation, low level WC, hand wash basin with vanity unit, shower.

GARAGE

EXTERNAL The property is approached via an enclosed driveway, there is a garden to the front and the rear with a single garage.



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.



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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.