



16 Percy curnock drive

ST6 2FB

£215,000



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STEPHENSON BROWNE

Situated in a popular residential area of Burslem, Stoke-on-Trent, this well-presented three-bedroom semi-detached home offers modern comfort and excellent access to local amenities, schools, shops, and transport links.

As you enter the property, you are greeted by a practical entrance hall ideal for storing coats and shoes, with a convenient ground-floor W.C. to the left. The home then opens into a spacious and welcoming living area, enhanced by an attractive exposed staircase that adds a sense of openness. At the rear, the bright kitchen/dining space provides an ideal setting for family life and entertaining, benefiting from useful under-stairs storage and stylish French doors that lead directly out to the garden, filling the room with natural light.

Upstairs, the landing is a generous and pleasant space and includes a dedicated built-in storage cupboard, offering valuable additional storage. From here, you access three well-proportioned bedrooms. The main bedroom features built-in wardrobes and its own en-suite shower room, while the remaining two bedrooms are served by the modern family bathroom.

Outside, the property boasts off-road parking for two cars to the side, along with a spacious rear garden complete with a paved seating area, a large lawn, and a handy storage shed, ideal for outdoor dining, family time, or relaxation. With its great location, thoughtful layout, and versatile living spaces, this property makes an appealing choice for families, first-time buyers, or anyone seeking a well-connected and welcoming home.

Council- Stoke-On-Trent
Council Tax Band- B
Tenure- Freehold



Ground Floor

Entrance Hall

3'8" x 5'1"

W.C.

5'0" x 3'3"

Living Room

14'3" x 19'1"

Kitchen/Diner

14'3" x 10'3"

Understairs Storage Cupboard

5'1" dx 2'5"

First Floor

Bedroom One

10'4" x 11'4"

Ensuite

4'6" x 11'1"

Bedroom Two

7'4" x 12'0"

Bedroom Three

8'10" x 6'7"

Bathroom

5'10" x 5'11"

Storage Cupboard

2'9" x 3'0"

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



- Popular Burslem location offering excellent access to shops, schools, and transport links, perfect for first-time buyers or families.
- Well-presented three-bedroom semi-detached home providing modern, move-in-ready living.
- Practical entrance hall with ground-floor W.C., ideal for busy family life.
- Spacious living room featuring an attractive exposed staircase and a bright, open feel.
- Modern kitchen/dining area with under-stairs storage and French doors to the garden.
- Generous landing with built-in storage, adding convenience for growing families.
- Main bedroom with built-in wardrobes and ensuite, offering a private retreat.
- Two additional well-proportioned bedrooms, perfect for children, guests, or a home office.
- Off-road parking for two cars.
- A well-designed, easy-to-maintain rear garden, offering a great outdoor space for relaxing or family time.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 83 | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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