

FOR SALE



Macclesfield Street, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £115,000



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- Modern three-piece bathroom suite
- Ideal for first-time buyers
- Great investment opportunity
- Nearby schools for all ages
- Access to parks and green spaces

OVERVIEW This two-bedroom terraced house is for sale in Burslem, Stoke-on-Trent, offering a practical layout suited to first-time buyers and investors. The ground floor features an open-plan reception room, providing a flexible living and dining space, alongside a separate kitchen and a bathroom fitted with a modern 3-piece suite. Upstairs, there are two bedrooms.

The property is positioned within the Park Estate area of Burslem, placing it within reach of local amenities, including shops and services around Burslem town centre. There are nearby schools serving different age ranges within Stoke-on-Trent, making the location suitable for households needing access to education facilities.

Green spaces and nearby parks provide opportunities for walking routes and outdoor leisure, with Burslem Park being walking distance.

The nearest mainline rail services are found at Stoke-on-Trent railway station, accessible by bus or car, with direct trains towards Manchester, Birmingham and London. Typical journey times are around 45–60 minutes to Manchester Piccadilly and approximately 50–70 minutes to Birmingham New Street, subject to service selected.

Overall, this two-bedroom terraced house for sale offers a straightforward layout, access to local amenities, schools, green spaces and public transport connections across the wider Stoke-on-Trent area.

LOUNGE/DINER 27' 0" x 11' 3" (8.25m x 3.45m)
Entered via a UPVC front door, open plan living/dining, windows to the front and rear elevation, stairs to first floor, two radiators.

KITCHEN 12' 8" x 6' 0" (3.87m x 1.85m) Fitted with a





range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, with extractor fan over, space for appliances, door giving access to rear garden, double glazed window to side elevation

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.

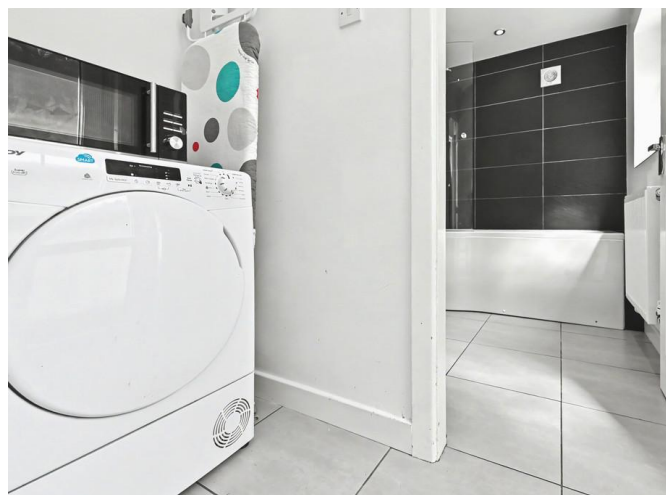
BATHROOM 7' 4" x 5' 10" (2.24m x 1.80m) Modern 3 piece white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, window to the side elevation, radiator.

BEDROOM 11' 3" x 11' 1" (3.43m x 3.40m) Window to the front elevation, radiator.

BEDROOM 12' 1" x 11' 1" (3.70m x 3.40m) Window to the rear elevation, radiator.

EXTERNAL The front of the property has a forecourt with a gate. To the rear you will find an enclosed rear yard.

AGENTS NOTES Martin and Co are required by law to





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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		





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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 form 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.