

FOR SALE



Burlidge Road, Chell, Stoke On Trent

3 Bedrooms, 1 Bathroom, Terraced House

Offers In Excess Of £140,000


MARTIN&CO

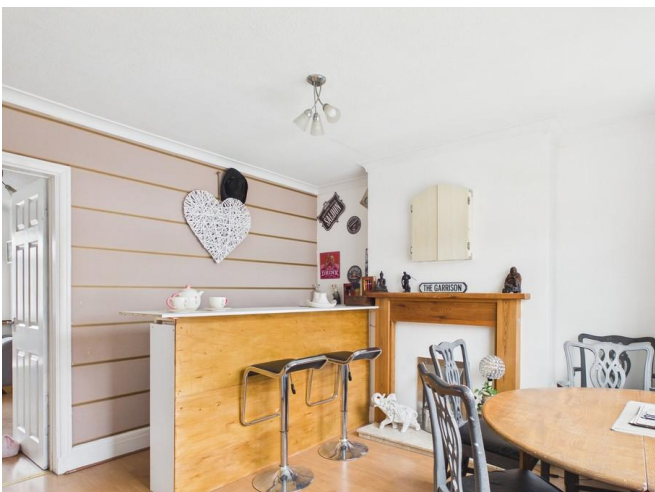


Burlidge Road, Chell, Stoke On Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £140,000

- Three-bedroom terraced family home
- Two flexible reception rooms
- Convenient bus and rail connections
- Close to parks and green spaces
- Near schools and local amenities



OVERVIEW This well-presented three-bedroom terraced home in Chell, Stoke-on-Trent offers comfortable and practical living accommodation arranged over two floors, making it an appealing choice for a range of buyers.

The ground floor features two welcoming reception rooms, providing flexible space for both relaxing and dining. A fitted kitchen sits to the rear, complemented by a useful utility area that adds valuable space for laundry and storage. The family bathroom is conveniently located on the ground floor.

Upstairs, the property comprises three bedrooms, offering a straightforward and functional layout suited to modern living.

Overall, the home has been maintained in good condition, creating a space that is ready to move into while still offering potential for personalisation.

Situated within an established residential area, the property benefits from easy access to local amenities, schools and transport links, including nearby road connections and rail services from Stoke-on-Trent.

This is a well-balanced home that combines practicality with comfort, ideal for those looking to settle in the Stoke-on-Trent area.



ENTRANCE HALL 4' 1" x 4' 0" (1.25m x 1.24m)
Entered via a UPVC front door, stairs to first floor, radiator.

DINING ROOM 11' 10" x 11' 4" (3.61m x 3.47m)
Window to the front elevation, feature fireplace, radiator.

LOUNGE 15' 3" x 12' 11" (4.67m x 3.96m) Window to the rear elevation, storage, radiator.

KITCHEN 5' 8" x 12' 11" (1.74m x 3.96m) Fitted with a range of wall base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, integrated oven and hobs with extractor fan over, window to the side elevation, and UPVC glazed door giving access to the rear garden, radiator.

BATHROOM 5' 9" x 9' 3" (1.76m x 2.83m) 3 piece white suite comprising; low level WC, pedestal hand wash basin and bath, window to the side elevation, radiator.



BEDROOM 10' 7" x 11' 6" (3.25m x 3.51m)
Window to the front elevation, cupboard, radiator.

BEDROOM 7' 3" x 12' 11" (2.22m x 3.96m)
Window to the rear elevation, storage cupboard, radiator.

BEDROOM 10' 3" x 9' 10" (3.13m x 3.02m)
Window to the rear elevation, radiator.

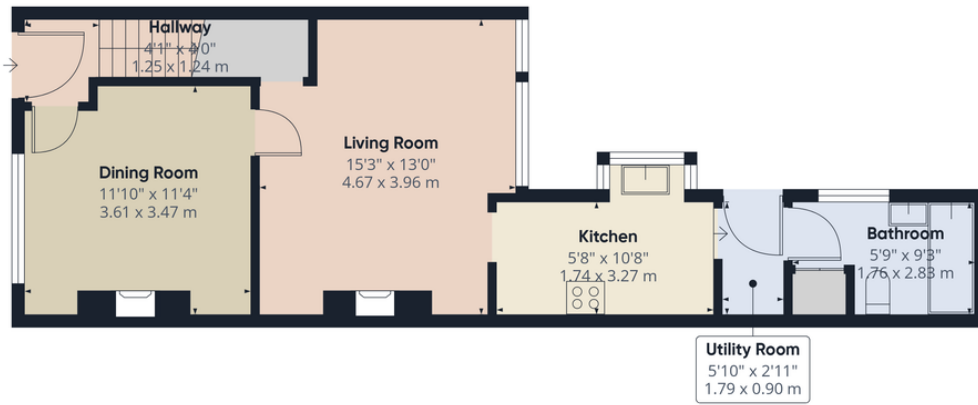
EXTERNAL Two tiered paved yard to the rear surrounded by a brick wall.

GARAGE 19' 3" x 9' 6" (5.88m x 2.90m)
Located at the rear of the property

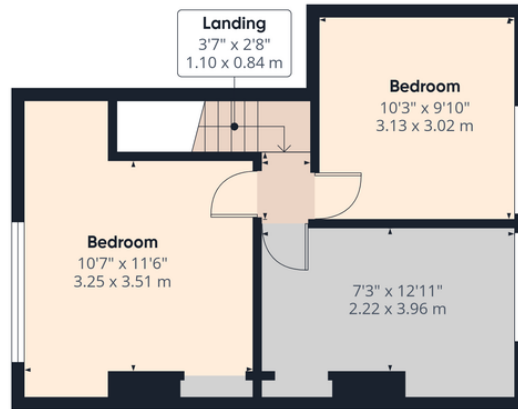


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area⁽¹⁾
855 ft²
79.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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