Passion Flower Grove, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £160,000

MARTIN&CO

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- **Immaculately presented semi-detached house**
- **Ideal for first-time buyers, investors**
- **Convenient downstairs WC**
- **Off road parking**
- **Walking distance to Burslem centre**

OVERVIEW This two-bedroom semi-detached house is for sale in Burslem, Stoke-on-Trent, offering an immaculate interior arranged to suit a range of buyers, including first-time buyers, investors and families with no onward chain.

The ground floor includes a reception room and a kitchen, along with the convenience of a downstairs WC. On the first floor there are two bedrooms and a bathroom. The property also benefits from parking, providing practical day-to-day convenience.

Located within walking distance of Burslem town centre, the house is well placed for access to local amenities including shops, supermarkets, cafés and everyday services. Burslem Park is also within walking distance, offering green space, a lake and established walking routes suitable for exercise and leisure.

Public transport links are accessible from the property, with bus services from Burslem connecting to other parts of Stoke-on-Trent, including Hanley and neighbouring towns. For rail services, Stoke-on-Trent station can be reached by a short drive or bus journey from Burslem, providing direct services to destinations such as Manchester and Birmingham, with typical journey times of around 45–60 minutes depending on service.

The surrounding area offers further walking routes and access to local schools and community facilities in and around Burslem, contributing to its suitability for a range of purchasers seeking a well-connected home in this part of Stoke-on-Trent.

ENTRANCE HALL 9' 9" x 3' 5" (2.98m x 1.06m) Entered via the front door, stairs to first floor.

WC 5' 6" x 3' 2" (1.70m x 0.98m) Comprising; low level

WC & wall mounted hand wash basin, window to the front elevation, radiator.

KITCHEN 9' 9" x 6' 1" (2.98m x 1.86m) The modern fitted kitchen comprises a range of wall and base units with complementary work surfaces, a stainless steel sink and drainer, an integrated oven and hob with an extractor hood over, and space for additional appliances. A window to the front elevation provides plenty of natural light.

LOUNGE/DINER 13' 5" x 13' 2" (4.11m x 4.02m) French patio doors, centrally positioned within the room, provide access to the rear garden while allowing ample natural light to flood the space, dining space, radiator.

BEDROOM Two windows to the rear elevation, built in storage cupboard, radiator.

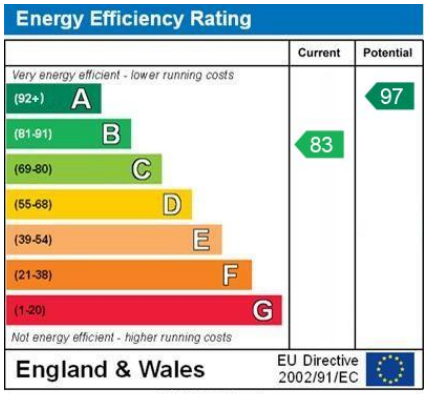
LANDING 6' 3" x 3' 7" (1.92m x 1.10m) Radiator.

BEDROOM 13' 5" x 8' 0" (4.11m x 2.46m) Two windows to the front elevation, storage cupboard, radiator.

BATHROOM 6' 3" x 6' 1" (1.92m x 1.87m) The bathroom is fitted with a three-piece suite in white, comprising a low-level WC, pedestal hand wash basin, and a bath with shower over. The room also benefits from a radiator.

EXTERNAL To the front of the property, there is a driveway providing off-road parking. To the rear is a south-west-facing enclosed garden. featuring a lawn and patio area, all enclosed by fencing, creating a private outdoor space ideal for relaxing or entertaining.

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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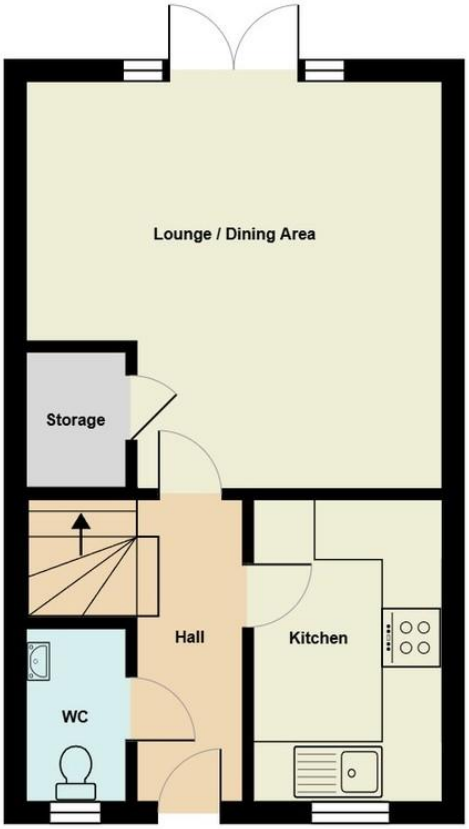
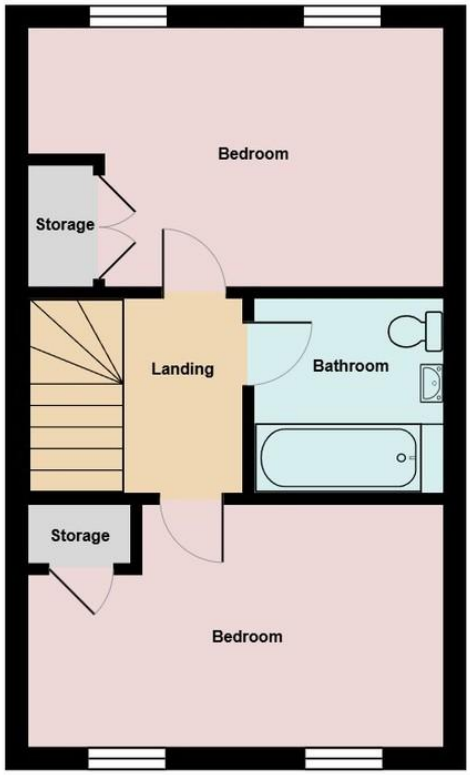


Ground Floor



First Floor

All measurements are approximate and for display purposes only

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