

FOR SALE



Flamborough Grove, Middleport, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Terraced House

Offers In Excess Of £110,000



**Flamborough Grove,
Middleport, Stoke-on-Trent**
2 Bedrooms, 1 Bathroom
Offers In Excess Of £110,000

- No onward chain
- Kitchen with spacious dining area
- Near parks and open spaces
- Rail connections from Longport and Stoke stations
- Close to Trent and Mersey Canal



OVERVIEW This two-bedroom end of terrace house is for sale in Middleport, Stoke-on-Trent, offering a practical layout and convenient position close to the canal.

The ground floor includes a reception room and a kitchen with spacious diner, providing defined areas for relaxing and everyday meals. Upstairs, there are two bedrooms and a bathroom, giving a straightforward arrangement suitable for a range of buyers. The property is offered with no onward chain.

Middleport is known for its historic canal-side setting, with the nearby Trent and Mersey Canal providing walking routes and access to local heritage attractions, including Middleport Pottery. Nearby parks and open spaces around Burslem and the local area offer further opportunities for leisure and recreation.

Everyday amenities, shops and services can be found in the surrounding Stoke-on-Trent districts, with a selection of supermarkets, cafés and local businesses a short drive away. A range of primary and secondary schools are also located in the wider area, serving local families.

Public transport is accessible via local bus routes linking Middleport with Burslem, Hanley and other parts of Stoke-on-Trent. The nearest mainline rail services are available from Longport and Stoke-on-Trent stations, providing routes towards Crewe, Manchester and Birmingham. Road connections are strong, with the A500 and A34 giving access to the wider regional network and the M6.

This two-bedroom end of terrace house for sale offers a canal-side location, kitchen with spacious diner and no onward chain in a well-established Stoke-on-Trent neighbourhood.



PORCH 4' 1" x 3' 2" (1.25m x 0.98m) Entered via a UPVC front door, two storage rooms.

STORAGE 6' 10" x 3' 0" (2.10m x 0.93m)

STORAGE 3' 3" x 3' 2" (1.01m x 0.98m)

HALL 11' 6" x 5' 10" (3.53m x 1.79m) Stairs to the first floor, radiator.

LOUNGE 11' 6" x 11' 1" (3.53m x 3.39m) Window to the front elevation, feature fire place, radiator.

KITCHEN/DINER 19' 5" x 11' 3" (5.94m x 3.43m) Window to the rear elevation, wall and base units with worktop over, space for appliances, sink unit with drainer, space for dining table, pantry, radiator.

LANDING 7' 8" x 7' 1" (2.36m x 2.18m) Storage cupboard and airing cupboard.

BEDROOM 14' 5" x 9' 10" (4.40m x 3.02m) Two windows to the front elevation, storage cupboard, radiator.

BEDROOM 13' 3" x 9' 6" (4.05m x 2.90m) Window to the rear elevation, radiator.

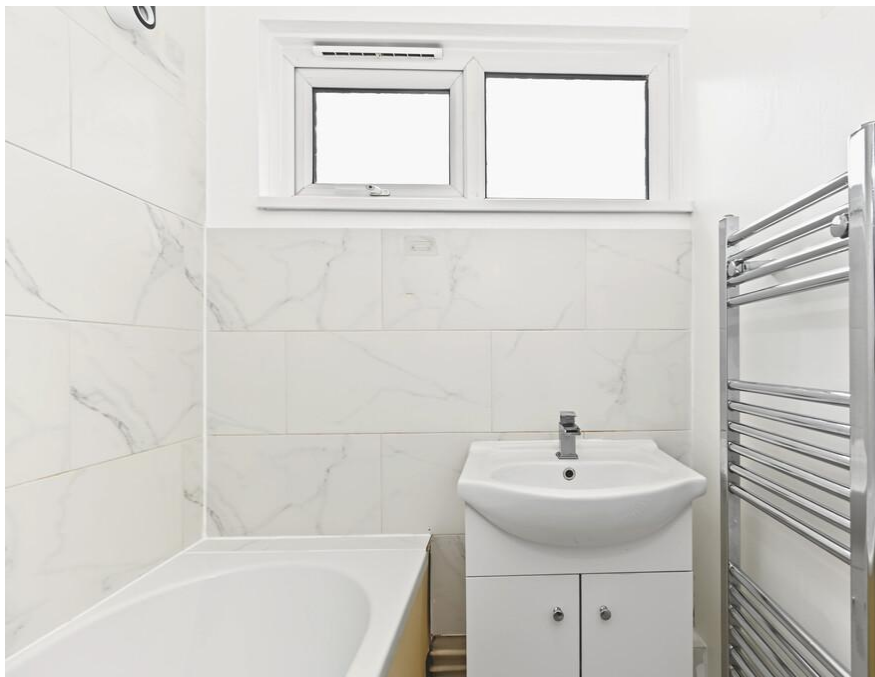
BATHROOM 5' 10" x 4' 8" (1.80m x 1.43m) Window to the rear elevation, bath with shower attachment over, hand wash basin with vanity unit and a heated towel rail.

WC 5' 10" x 2' 10" (1.80m x 0.88m) Low level WC, window to the rear elevation.

EXTERNAL Fully enclosed garden to the rear with a patio area and lawn.



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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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.