



STEPHENSON BROWNE

## Luscian Ware Close, Stoke-On-Trent

ST6 1QZ



**£170,000**

## Description

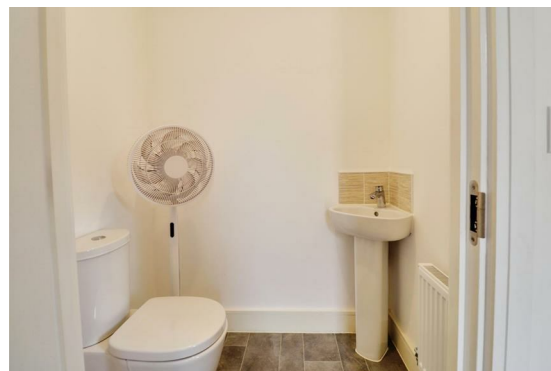
A well-presented two-bedroom home situated in a popular residential area of Burslem, Stoke-on-Trent, ideal for first-time buyers, small families, or investors.

The property benefits from two allocated parking spaces directly outside. Upon entering, you are welcomed by an entrance hall with a convenient ground floor W.C. Leading through is a spacious lounge, offering a comfortable living area, while to the rear of the property is a modern kitchen/diner with French doors opening out onto the private rear garden, creating a perfect space for both everyday living and entertaining.

Upstairs, the property offers two well-proportioned bedrooms, with the main bedroom benefiting from a built-in wardrobe for added storage. A family bathroom completes the first floor.

Located on the sought-after Luscian Ware Close, the property is close to local amenities, schools, and excellent transport links, making it a fantastic opportunity for a range of buyers.

Early viewing is highly recommended.

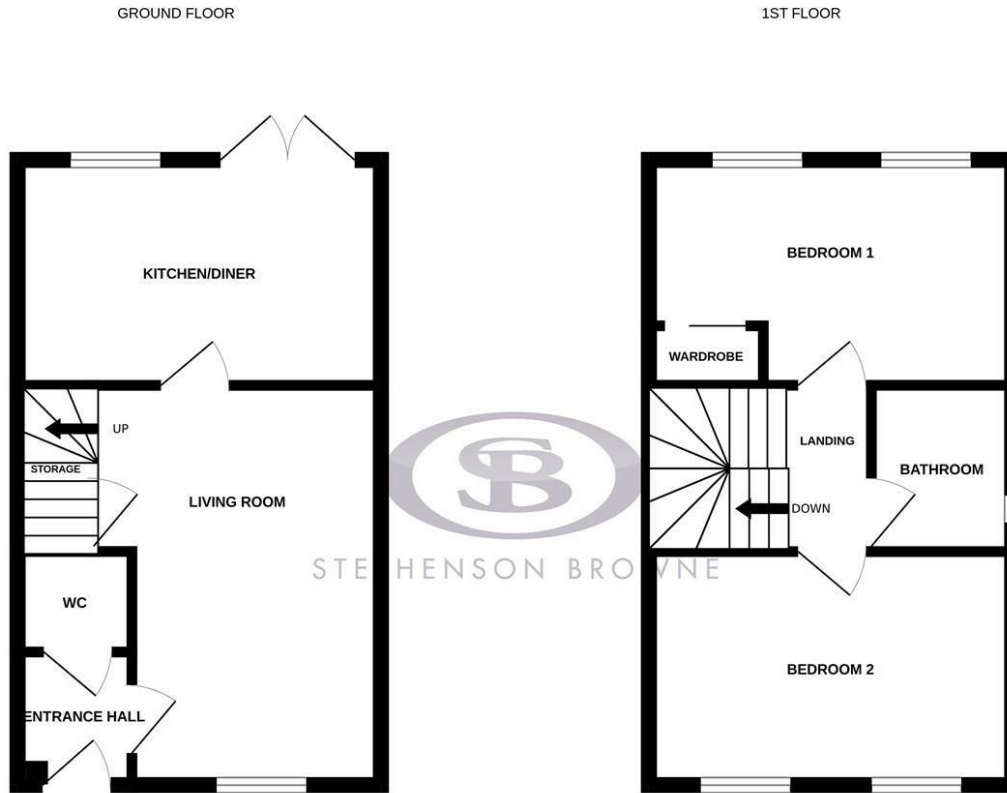




## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans



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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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