



## 16 Lincoln Road

Burslem, ST6 3DE

**Price £130,000**



Carters are proud to present this beautifully appointed mid-townhouse, perfectly suited to first-time buyers seeking a stylish, ready-to-move-into home.

The property opens into a welcoming entrance hallway leading to a tastefully presented lounge, enhanced by a bay window to the front and practical built-in storage. To the rear, a contemporary kitchen/dining room overlooks the private lawned garden with a decked seating area, ideal for relaxing or entertaining friends and family. A modern ground-floor WC completes the downstairs layout.

Upstairs offers three well-proportioned bedrooms alongside a sleek three-piece family bathroom, providing comfortable and versatile living space.

Externally, the home benefits from off-road parking, adding everyday convenience to this attractive package.

Immaculately presented throughout and ready to enjoy from day one, this is an excellent opportunity to step onto the property ladder with confidence. Early viewing is highly advised.



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## Entrance Hallway

UPVC double glazed entrance door to the front elevation.  
Radiator. Laminate flooring.  
Access to the stairs.

## Living Room

12'7" x 11'11" (3.84m x 3.63m)  
UPVC double glazed window to the front elevation.  
Understairs storage cupboard. Radiator. TV point. Laminate flooring.

## Kitchen / Dining Room

12'11" x 9'4" (3.94m x 2.84m)  
UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation.  
Attractive shaker style fitted kitchen with a range of wall, base and drawer units and wood effect laminate work surfaces. Resin sink with a mixer tap. Built in electric oven. Built in four ring gas hob with a tiled splashback. Space for a fridge. Space and plumbing for a washing machine. Recessed ceiling down lighters. Radiator. Tiled flooring.

## W.C

UPVC double glazed window to the rear elevation.  
Mid level w.c. Wall mounted wash hand basin. Tiled flooring.

## Stairs and Landing

Access to the loft. Radiator.

## Bedroom One

11'11" x 8'7" (3.63m x 2.62m)  
UPVC double glazed window to the rear elevation.  
Picture rail. Radiator.  
(Wardrobes included).

## Bedroom Two

8'8" x 10'6" (2.64m x 3.20m)  
UPVC double glazed window to the front elevation.  
Picture rail. Radiator.

## Bedroom Three

4'5" x 6'3" (1.35m x 1.91m)  
UPVC double glazed window to the front elevation.  
Radiator.

## Bathroom

UPVC double glazed window to the front

elevation.

Three piece fitted bathroom suite comprising of; panel bath with a wall mounted shower, a pedestal wash hand basin and a mid level w.c. Aqua paneling. Extractor fan. Recessed ceiling down lighters. Radiator. Vinyl flooring.

## Externally

To the front, there is a driveway providing off-road parking, along with a gate leading to the shared path to the rear garden. The rear garden is attractive and well-maintained, featuring a lawn with gravel borders and a timber decking area. Additional amenities include an outside tap and recently installed fencing.

## Additional Information

Freehold. Council Tax Band A.

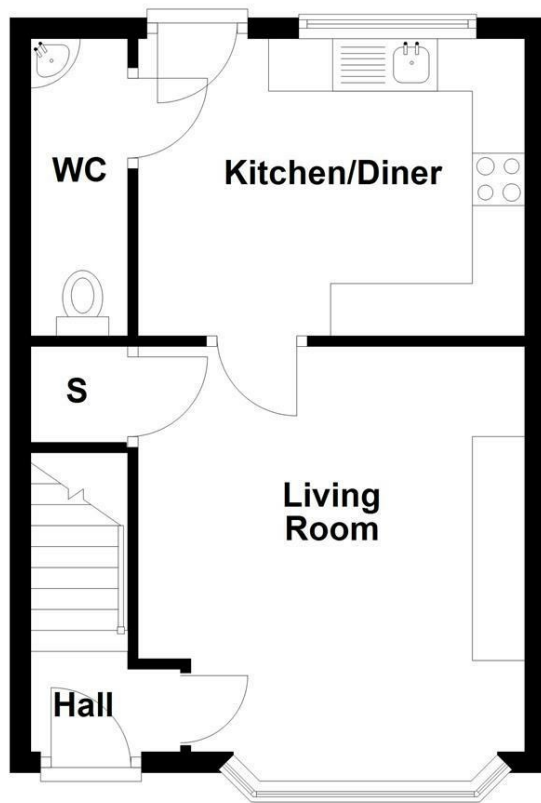
Total Floor Area: 63 Square Meters / 678 Square Foot.

## Disclaimer

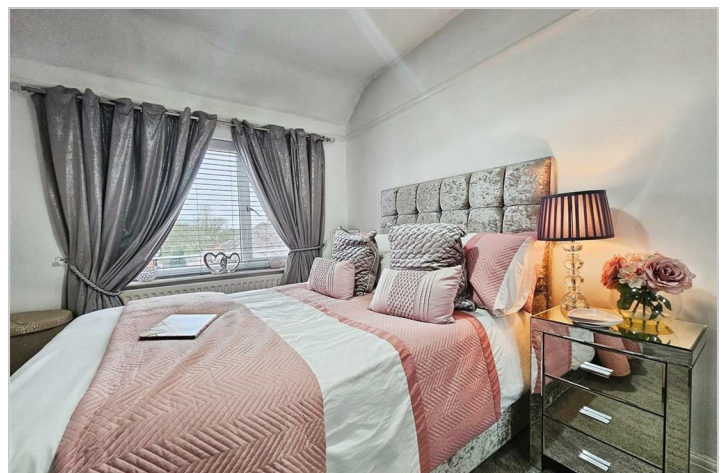
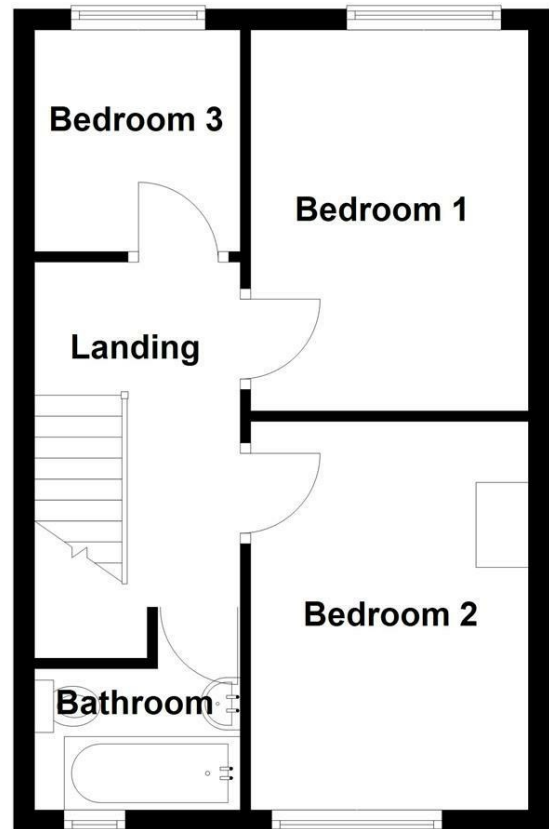
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**Ground Floor**

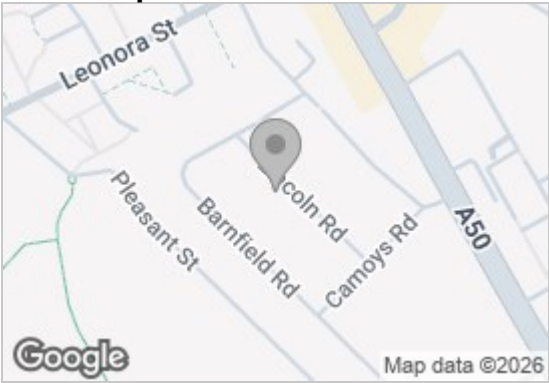


**First Floor**





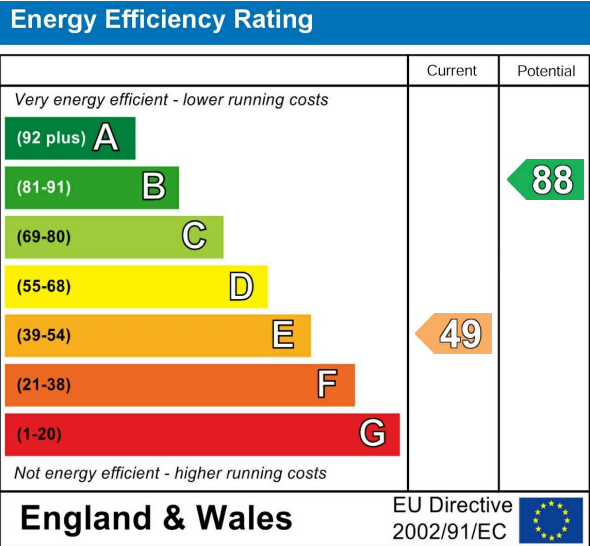
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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