



247 Moorland Road

Burslem, ST6 1JW

Offers in excess of £110,000



NO CHAIN!

Here at Carters we are delighted to welcome to the market this spacious two-bedroom mid-terraced property, presenting an exciting opportunity for first-time buyers and investors alike. An early viewing is highly recommended to appreciate everything this home has to offer.

Approached through the front garden, the property opens into an entrance porch leading to the hallway. At the front of the home is a welcoming living room featuring a UPVC double-glazed box bay window and a cosy gas fire.

The separate dining room overlooks the rear garden and benefits from a useful under-stairs storage cupboard. A well-proportioned galley kitchen provides plenty of storage space, while a convenient ground-floor WC/cloakroom completes the accommodation on this level.

Upstairs, the property offers two generous double bedrooms and a modern white three-piece shower room suite.

Externally, there is an enclosed courtyard garden to the rear, together with a detached garage offering valuable additional storage.

Situated in Burslem, the property is within easy walking distance of Burslem College and benefits from convenient transport links to Hanley city centre and the surrounding area.

With its spacious accommodation, convenient location and excellent potential, this property is not to be missed. Contact Carters today to arrange your viewing.

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Entrance Porch

Double UPVC double glazed entrance doors to the front elevation. Vinyl flooring.

Entrance Hallway

UPVC double glazed entrance door to the front elevation. Stairs to the first floor. Radiator. Laminate flooring.

Living Room

11' x 11' (3.35m x 3.35m)
UPVC double glazed box bay window to the front elevation.
Gas fire with a marble surround and hearth. Coving to the ceiling. Radiator. Bespoke made solid wood TV cabinet and side table. Laminate flooring.

Dining Room

14'4" x 12'5" (4.37m x 3.78m)
UPVC double glazed window to the rear elevation.
Under stairs storage cupboard with a glazed door. Coving to the ceiling. Gas fire with a marble surround and hearth. Radiator. TV point. Laminate flooring.

Kitchen

9' x 6'10" (2.74m x 2.08m)
UPVC double glazed window

to the side elevation.
Fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Space for a gas cooker. Ceramic one and a half bowl sink. Space and plumbing for a washing machine. Coving to the ceiling. Radiator. Tiled flooring.

Rear Hallway

UPVC double glazed entrance door to the side elevation.
Space for a fridge freezer. Tiled flooring.

Ground Floor W.C.

UPVC double glazed window to the side elevation.
Wall mounted wash hand basin. Mid level w.c. Fitted storage cabinet.
Fully tiled walls. Extractor fan. Tiled flooring.

Stairs and Landing

Bedroom One

14'7" x 11'3" (4.45m x 3.43m)
UPVC double glazed window to the front elevation.
Radiator. Carpet.

Bedroom Two

12'5" x 9'5" (3.78m x 2.87m)
UPVC double glazed window

to the rear elevation.
Built in wardrobe. Radiator. Carpet.

Bathroom

UPVC double glazed window to the rear elevation.
Corner shower enclosure with an electric shower, vanity basin unit with storage under and a mid level w.c. Fully tiled walls. Radiator. Vinyl flooring.

Garage

7'9" x 12' (2.36m x 3.66m)
Up and over garage door to the front elevation.
Solid wood entrance door to the side elevation. Hardwood single glazed window to the side elevation.

Externally

Externally, the property is approached through a front garden leading to the entrance porch. To the rear is an enclosed courtyard garden, together with a detached garage offering useful additional storage space

Additional Information

Freehold.

Stoke On Trent Council Tax Band A.

Total Floor Area: TBC.

Disclaimer

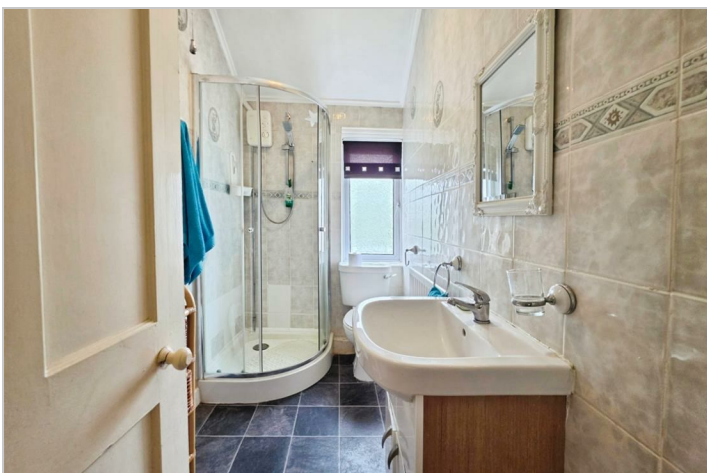
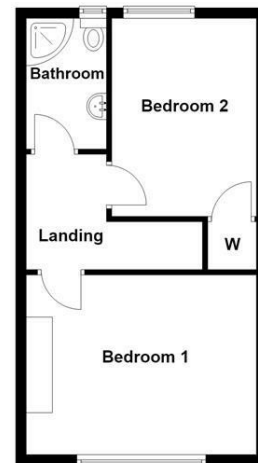
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Tel: 01782 470391

Ground Floor



First Floor



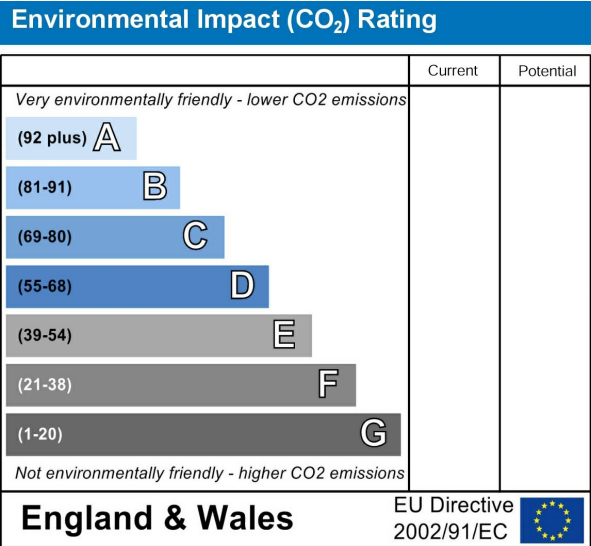
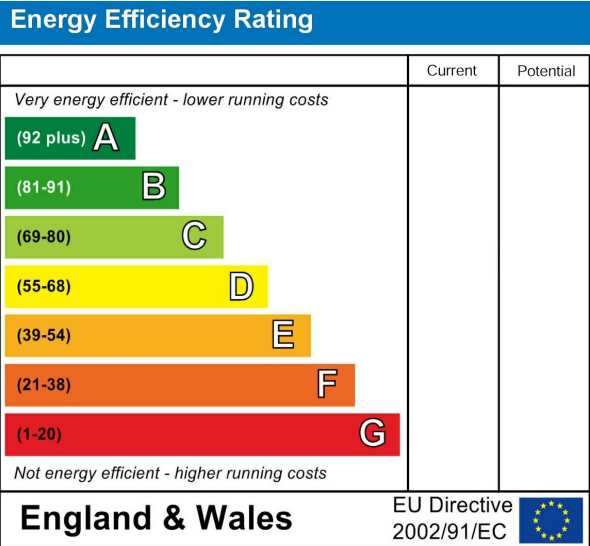
Road Map



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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