

FOR SALE



Alderley Rise, Burslem, Stoke-on-Trent

4 Bedrooms, 2 Bathroom, Detached House

Offers In Excess Of £150,000



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4 Bedrooms, 2 Bathroom

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- No onward chain
- Four spacious bedrooms
- Modern open-plan kitchen
- Master bedroom with en-suite
- Lovely private garden

OVERVIEW Welcome to this four-bedroom town house, offered for sale with no onward chain-making your move smoother and stress-free! Situated within easy reach of public transport links and local amenities, this property is ideal for families and investors alike.

Stepping inside, you'll find a light and open-plan kitchen designed for modern living. With its spacious dining area, it's perfect for family meals or entertaining friends. The home boasts one comfortable reception room, creating a welcoming space to relax and unwind after a busy day.

Upstairs, there are four well-proportioned bedrooms. Two generous doubles provide plenty of space for family or guests, while a cosy single bedroom could also make a great nursery or home office. The luxurious master bedroom is located on the second floor and features its own en-suite and dressing area. An additional contemporary bathroom ensures that the morning rush is a breeze.

The property is in good condition throughout, allowing you to move straight in and make yourself at home. Outside, there's a garden, ideal for enjoying the sunshine or creating a safe play area for children.



GROUND FLOOR

ENTRANCE HALL 9' 6" x 3' 10" (2.9m x 1.17m)
Stairs to first floor.

CLOAKROOM W.C. 6' 4" x 3' 1" (1.93m x 0.94m)
White suite comprising: Pedestal wash hand basin with tiled splashback. W.C. Radiator. Window to front elevation.

LOUNGE 15' 1" x 12' 8" (4.6m x 3.86m) Radiator.



Picture window to front elevation. Door to storage cupboard 7' 3" x 3' 6" Useful storage space.. Opening into Kitchen/Diner.

KITCHEN/DINER 15' 10" x 9' 11" (4.83m x 3.02m)
Fitted with a range of base and eye level units with work surfaces over incorporating a stainless steel 11/2 bowl single drainer sink unit with mixer taps. Built in oven with gas hob and extractor hood over. Space for dining table and chairs. Part-tiled walls. Radiator. Window to rear elevation. Double french style doors to rear garden.

LANDING 13' 4" x 9' 2" (4.06m x 2.79m) Stairs to second floor

STORAGE CUPBOARD 3' 10" x 3' 1" (1.17m x 0.94m) Useful storage space.

FIRST FLOOR

BEDROOM ONE 10' 11" x 9' 5" (3.33m x 2.87m)

Windows to front and side elevation. Radiator.

BEDROOM TWO 9' 11" x 8' 9" (3.02m x 2.67m)
Radiator. Window to rear elevation.

BEDROOM THREE 9' 11" x 6' 10" (3.02m x 2.08m)
Radiator. Window to rear elevation.

BATHROOM 7' 4" x 6' 2" (2.24m x 1.88m) Fitted with a white suite comprising: Pedestal wash hand basin with cupboards below and tiled splashback. W.C. Panelled bath with mixer taps and shower attachment. Tiled surround. Separate shower cubicle. Radiator.

SECOND FLOOR

LANDING Radiator. Door to Master Suite.

MASTER BEDROOM SUITE 16' 0" x 14' 2" (4.88m x 4.32m) Two Radiators. Two windows to rear elevation. Door to:-



DRESSING ROOM 12' 5" x 5' 7" (3.78m x 1.7m) Useful room with door to additional Storage cupboard 5' 0" x 1' 11". Door to en-suite shower room.

DRESSING ROOM 12' 5" x 5' 7" (3.78m x 1.7m) Door to Storage Cupboard 5' 0" x 1' 11".

EN-SUITE SHOWER ROOM 13' 7" x 5' 0" (4.14m x 1.52m) White suite comprising: - Pedestal wash hand basin with tiled splashbacks and cupboards below. W.C. Separate shower cubicle. Radiator. Window to front elevation.

REAR GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		





All measurements are approximate and for display purposes only

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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.