

**FOR SALE**



**Stanfield Road, Burslem, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Offers In Excess Of £80,000**



## Stanfield Road, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £80,000

- Popular Burslem residential location, close to supermarkets and shops
- Two spacious double bedrooms
- Two separate reception rooms
- Good access to local schools
- Nearby parks and green spaces



**OVERVIEW** This two-bedroom terraced property in Burslem is offered for sale, currently with a tenant in situ, and is likely to appeal to investors seeking an established rental opportunity. The accommodation includes two separate reception rooms, providing defined living and dining spaces, along with a free-standing bath in the bathroom. Both bedrooms are doubles, offering practical sleeping accommodation.

The property is situated in a residential area with access to local amenities, including shops and services in nearby Burslem town centre, which offers supermarkets, independent retailers, cafés and everyday conveniences. Nearby parks such as Burslem Park provide green space, walking routes and play areas.

There are several schools within reach of the area, covering primary and secondary education, making the location suitable for households that value proximity to educational facilities.

Public transport links include bus services connecting to central Stoke-on-Trent, Hanley and surrounding districts. The nearest mainline rail services are available from Stoke-on-Trent railway station, which can be reached in around 15–20 minutes by car, offering direct services to destinations such as Manchester and Birmingham, with journey times typically around 45–60 minutes, and London in approximately 90 minutes on selected services.

The property is described as being in need of some cosmetic works, which may offer scope for an incoming investor to add value or refresh the internal presentation in line with their requirements, while benefiting from an existing tenancy.



LOUNGE 11' 3" x 11' 3" (3.45m x 3.43m) Entered via a UPVC front door window to the front elevation, radiator.

BEDROOM 12' 4" x 11' 3" (3.76m x 3.43m) Window to the rear elevation, storage, radiator.

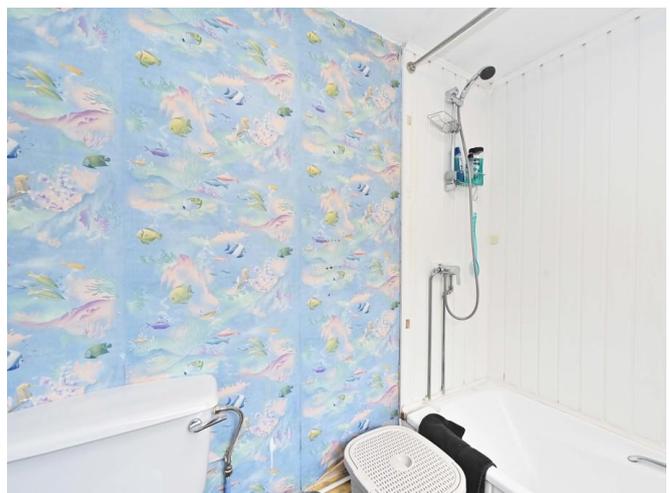
DINING ROOM 12' 4" x 11' 3" (3.76m x 3.43m) Window to the rear elevation, storage, stairs to first floor, radiator.

BEDROOM 11' 3" x 11' 3" (3.45m x 3.43m) Window to the front elevation, radiator.

KITCHEN 13' 6" x 5' 7" (4.13m x 1.72m) Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, integrated hob and oven, space for appliances, window to the side elevation.

EXTERNAL Paved yard to the rear.

BATHROOM 7' 0" x 5' 7" (2.15m x 1.72m) Comprising; low level WC, hand wash basin and bath, window to the side elevation, radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(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	

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**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only

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