

FOR SALE



Sytchmill Way, Burslem, Stoke-on-Trent

4 Bedrooms, 3 Bathroom, End Town House

Offers In Excess Of £190,000


MARTIN&CO



Sytchmill Way, Burslem, Stoke-on-Trent

4 Bedrooms, 3 Bathroom

Offers In Excess Of £190,000

- Immaculately presented, move-in ready home
- Four spacious double bedrooms
- Two bedrooms with en-suite bathrooms
- Off-street parking and private garden

OVERVIEW This four-bedroom semi-detached house is for sale in Burslem and is presented in immaculate condition, ready to move straight into, with no onward chain.

The property offers an open-plan kitchen with good natural light and a defined dining space, creating a practical area for everyday living and entertaining. There is a separate reception room, providing additional living space and benefiting from built-in storage. The house includes four double bedrooms, two of which feature en-suite facilities, offering added privacy and convenience. Three bathrooms in total each include a heated towel rail. Outside, the property benefits from parking and a garden.

The location provides access to local amenities, including shops and services in the wider Stoke-on-Trent area. Nearby schools make this property suitable for families seeking education options within reach. Public transport links are available via nearby stations such as Longport and Stoke-on-Trent, with services to Crewe, Manchester Piccadilly and Birmingham New Street; typical journey times to these major centres are around 30–60 minutes depending on service and destination.

Residents also have access to local green spaces and parks within the city, as well as cafés and facilities in nearby neighbourhood centres. Road connections are convenient for travel across Stoke-on-Trent and towards the A500 and wider regional network. Overall, this four-bedroom semi-detached house for sale offers a well-specified layout with parking and a garden in a location with public transport links, nearby schools and local amenities.



ENTRANCE HALL 4' 8" x 3' 6" (1.44m x 1.09m)
Entered via a composite front door, stairs to first floor.



LOUNGE 16' 7" x 11' 1" (5.06m x 3.38m) A spacious reception room having two double glazed window to the front elevation, built in storage cupboard, radiator.

KITCHEN/DINER 14' 9" x 13' 2" (4.51m x 4.02m) Fitted with a range of fitted wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor, integrated fridge freezer, space and plumbing for washing machine, double glazed window to the rear elevation and UPVC French doors opening onto the rear garden, dedicated dining space, radiator.

WC 5' 8" x 3' 11" (1.74m x 1.20m) Modern white suite comprising; low level WC and pedestal hand wash basin, radiator.

LANDING 13' 11" x 2' 11" (4.26m x 0.91m) Built in storage cupboard.

BEDROOM 14' 9" x 11' 4" (4.51m x 3.46m) Having two

double glazed windows to the front elevations, radiator.

ENSUITE 7' 6" x 6' 0" (2.31m x 1.83m) Modern white suite comprising; low level WC, pedestal hand wash basin and shower unit, chrome heated towel rail.

BEDROOM 12' 2" x 7' 6" (3.71m x 2.31m) Double glazed window to the rear elevation, radiator.

BATHROOM 7' 10" x 6' 9" (2.41m x 2.06m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath, double glazed window to the rear elevation, radiator.

LANDING 4' 0" x 3' 4" (1.22m x 1.03m)

BEDROOM 14' 9" x 10' 0" (4.51m x 3.07m) Having two skylights, radiator.

ENSUITE 11' 1" x 8' 9" (3.40m x 2.68m) Low level WC, pedestal hand wash basin and shower unit, chrome heated towel rail.



BEDROOM 11' 1" x 8' 9" (3.40m x 2.68m) Having two skylights, radiator.

EXTERNAL The property is approached via a paved pathway with adjacent front garden. To the rear there is an enclosed rear garden which is mainly laid to lawn with paved patio. A rear access gate lead through to off road parking with two allocated parking spaces.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			





All measurements are approximate and for display purposes only

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