



226 Moorland Road

Burslem, Stoke-On-Trent, ST6 1EF

One MOOR time we're gonna celebrate...celebrate and dance so free! You will be celebrating all day long once you get your hands on this superb THREE bedroom terraced property, located in Burslem. The property is stunning throughout and boasts, a good sized lounge and dining room which leads into a beautiful galley style kitchen. And ground floor family bathroom. The first floor offers two good sized bedrooms and a W.C. Wait we have MOOR a large bedroom to the second floor with storage. The property offers a garage externally with a small modern decked area to the rear and small courtyard to the front. One MOOR time, start the celebration early and call today to arrange your viewing!

Offers in excess of £95,000

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- BEAUTIFUL TERRACED PROPERTY
- GROUND FLOOR BATHROOM
- STUNNING ALL THROUGH
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GARAGE TO THE REAR
- MODERN FITTED KITCHEN
- CLOAKROOM ON THE FIRST FLOOR

GROUND FLOOR

Lounge

11'5" x 11'5" (3.50 x 3.48)

A double glazed door to the front aspect and a double glazed window to the front aspect. Radiator and television point. Laminate flooring.

Dining Room

14'3" x 11'1" (4.35 x 3.39)

A double glazed window to the rear aspect. Door leading to under stair storage cupboard, and stairs leading to the first floor. Radiator and laminate flooring.

Kitchen

8'11" x 5'8" (2.74 x 1.75)

A double glazed window to the side aspect and double glazed door to the side aspect. Fitted with a range of wall and base storage units. Stainless steel sink with side drainer, Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob. Plumbing for a

washing machine and space for a

fridge/freezer. Combi boiler and tiled flooring.

Bathroom

6'5" x 5'2" (1.96 x 1.59)

A double glazed window to the side aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower over head., Vanity wash hand basin and low level W.C. Heated towel rail and fully tiled throughout.

FIRST FLOOR

Landing

14'6" x 6'0" (4.44 x 1.85)

Stairs from the ground floor and stairs leading to the second floor. Double glazed window to the rear aspect.

Bedroom One

11'6" x 11'0" (3.51 x 3.37)

A double glazed window to the front aspect. Radiator and television point.

Bedroom Two

11'5" x 5'1" (3.50 x 1.56)

A double glazed window to the rear aspect. Radiator.

Cloakroom

Low level W.C, vanity wash hand basin and radiator.

SECOND FLOOR

Bedroom Three

13'11" x 11'5" (4.26 x 3.50)

A double glazed window to the rear aspect and two skylights. Eaves storage and a radiator.

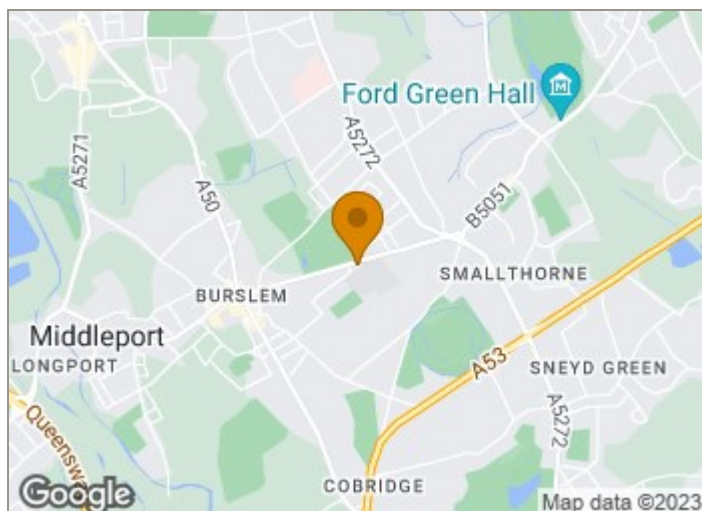
EXTERIOR

The front of the property offers a small forecourt, the rear offers a small decked area that is fully enclosed.

Garage

15'5" x 7'8" (4.70 x 2.36)

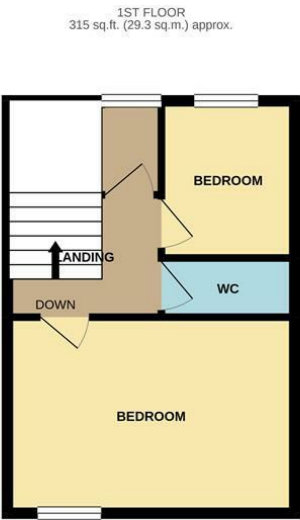
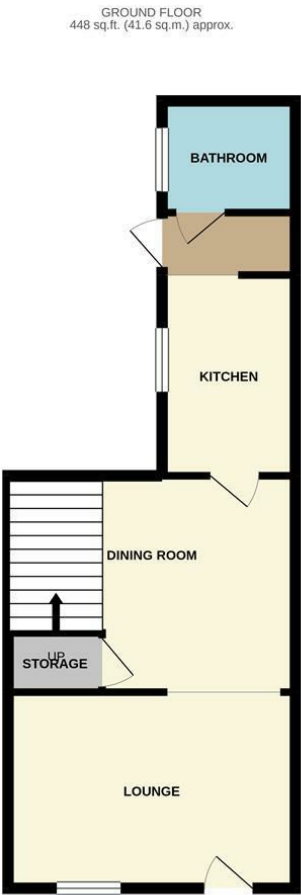
Up and over door, lighting and power.



Directions



Floor Plan



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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