



## Bycars Farm, Bycars Lane Burslem, Stoke-On-Trent, ST6 1BY

Bycars Farm? By Far one of the most impressive family homes to come to the market in Burslem. Occupying a peaceful position within a quiet and sought-after residential area, this spacious detached property offers superb family accommodation with three exceptionally generous bedrooms, expansive living space, and a substantial private garden ideal for modern family life. Beautifully presented throughout, the property provides bright and airy rooms with plenty of flexibility for entertaining. Externally, the large garden provides excellent outdoor space for families, social gatherings, or future landscaping potential, making this home just as impressive outside as it is within. Conveniently located close to local amenities, schools, and transport links, Bycars Farm is a property that combines space, location, and lifestyle — and is, quite simply, By Far a fantastic opportunity for any growing family.

**£325,000**

# Bycars Farm, Bycars Lane

Burslem, Stoke-On-Trent, ST6 1BY



- SPACIOUS DETACHED PROPERTY
- LARGE ENSUITE
- CONVENIENT LOCATION
- LARGE ENCLOSED GARDEN
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- THREE SPACIOUS BEDROOMS
- LARGE GARAGE
- IMMACULATE THROUGHOUT

## GROUND FLOOR

### Porch

6'3" x 2'6" (1.93 x 0.78)

Wooden door leading to front door. Double glazed windows.

### Entrance Hall

13'3" x 6'0" (4.05 x 1.85)

PVC door leading to hall and stairs to first floor. Radiator.

### Lounge

23'0" x 13'2" (7.03 x 4.02)

Double glazed window to the side aspect. Double glazed patio doors leading to the garden. Open fireplace. Radiator.

### Bathroom

8'4" x 5'4" (2.55 x 1.63)

Double glazed window to the front aspect. Fitted bathroom suite consisting of a bath, vanity unit and LLWC. Walls and floors tiled. Heating flooring. Radiator.

### Kitchen / Diner

20'7" x 13'4" (6.28 x 4.08)

Fitted kitchen with a range of wall and base units. Stainless Steel 1 1/2 bowl. Partly tiled walls, between units. Electric oven and gas hob fitted. Space and plumbing for a dishwasher and washing machine. Space for a fridge / freezer. Radiator. Open plan space featuring a conservatory style dining space. Double glazed PVC patio doors leading to the garden. Double glazed windows to the side aspect.

## FIRST FLOOR

### Landing

12'11" x 6'7" (3.96 x 2.01)

Stairs from hallway. Double glazed window to the side aspect. Doors leading to bedrooms and WC. Radiator. Loft hatch.

### Bedroom One

13'1" x 9'2" (3.99 x 2.81)

Double glazed window to the side aspect. Fitted wardrobes. Radiator. Door leading to Ensuite.

### Ensuite

13'7" x 9'10" (4.15 x 3)

Double glazed windows to the front and side aspect. Fitted bathroom suite, consisting of a bath and separate shower cubicle. Fitted base units housing sink and LLWC. Radiator.

### Bedroom Two

12'1" x 11'0" (3.70 x 3.36)

Double glazed window to the front aspect. Radiator. Storage cupboard built in over stairs.

### Bedroom Three

12'11" x 10'2" (3.95 x 3.1)

Double glazed window to the side aspect. Radiator. Built in storage cupboard.

### WC

5'0" x 2'5" (1.54 x 0.75)

Fitted WHB and LLWC.

## EXTERIOR

To the front of the property there is a large tarmacked driveway, with a gate leading to the rear and access to

the garage.

The rear garden has a paved patio. Laid to lawn area with a gravelled boarder. Mature trees and shrubs.

### Garage

21'1" x 18'10" (6.44 x 5.75)

Access to power. Lights. Up and over door to the rear. Electric roller door to the front.



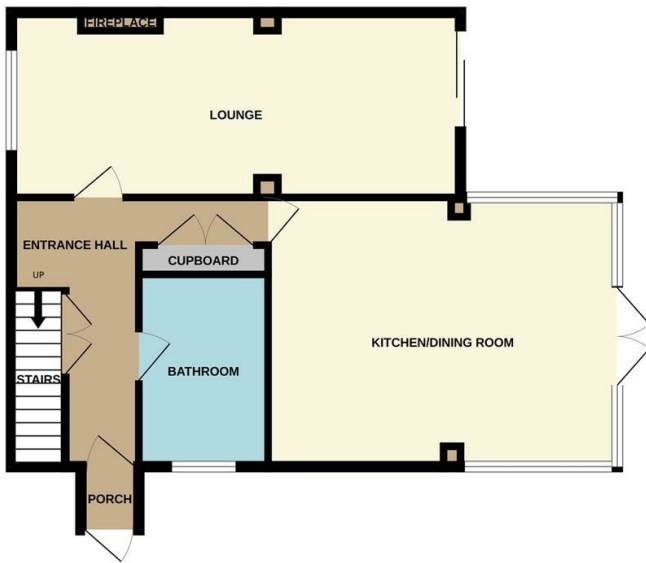
## Directions

To access drive to the bottom of Bycars Road



# Floor Plan

GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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