



275 Moorland Road Burslem, Stoke-On-Trent, ST6 1JR

Don't judge a book by its cover, you are getting way MOOR from this semi detached property on MOORland Avenue. This semi detached property positioned close to all local amenities and transport links has space galore.

Boasting spacious open plan living to the first floor, with lounge/diner and modern fitted kitchen plus downstairs W.C. To the first floor you are greeted by three fantastic sized bedrooms and a contemporary family bathroom, the property also benefits from an added extra loft room which can be versatile to use as an office, extra bedroom or living space. Externally the rear garden is big and landscaped with a raised decking area and off road parking. Do you want to know MOOR, MOOR, MOOR?? Well give us a call and let me tell you all about it on 01782 789369.

Offers in the region of £119,950

275 Moorland Road

Burslem, Stoke-On-Trent, ST6 1JR



- BEAUTIFUL SEMI DETACHED PROPERTY
- PERFECT FOR FIRST TIME BUYERS & INVESTORS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- THREE GOOD- SIZED BEDROOMS
- OFF- ROAD PARKING
- NO UPWARD CHAIN
- LOFT ROOM- VERSATILE USE
- OPEN PLAN LOUNGE/KITCHEN

GROUND FLOOR

Entrance Hall

7'9" x 3'4" (2.38 x 1.04)

Double glazed door to front aspect, double glazed window to the side aspect. Under stairs storage cupboard and radiator.

Cloakroom

6'5" x 2'5" (1.98 x 0.76)

Low level WC, wash hand basin. Houses combi boiler.

Lounge

25'7" x 10'2" (7.80 x 3.12)

Double glazed window to the front aspect, double glazed patio doors to the rear aspect. Two radiators, coal fire and television point.

Kitchen

12'4" x 9'2" (3.77 x 2.8)

Double glazed windows to the rear and side aspect, A modern fitted kitchen with a range of wall and base units. A one and a half bowl sink/drainers and work surfaces, partly tiled walls. Integrated appliances include electric oven, gas hob and cookerhood above. Plumbing for a washing machine and dish washer. Space for fridge/freezer.

FIRST FLOOR

Landing

10'10" x 6'5" (3.31 x 1.96)

Double glazed window to the side aspect and storage cupboard.

Bedroom One

12'2" x 10'6" (3.73 x 3.22)

Double glazed window to the front aspect. Radiator and television point.

Bedroom Two

13'3" x 10'6" (4.06 x 3.22)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9'2" x 6'3" (2.80 x 1.93)

Double glazed window to the front aspect and radiator.

Loft Room

12'5" x 6'11" (3.80 x 2.12)

Power and light.

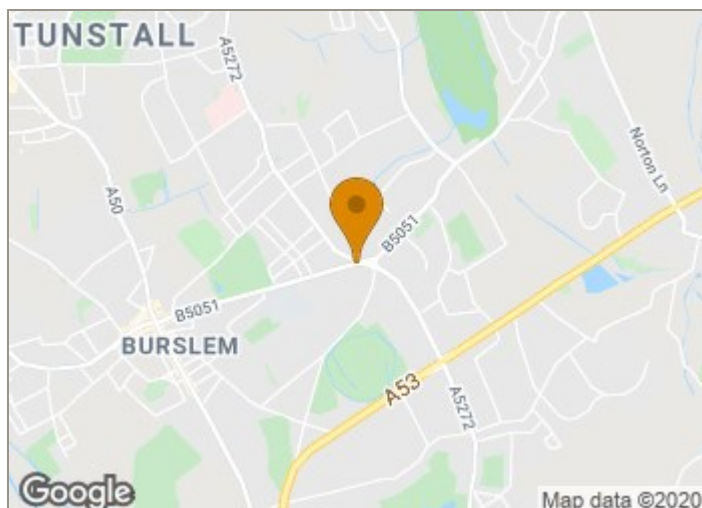
Bathroom

6'4" x 5'1" (1.95 x 1.55)

Double glazed window to the rear aspect. Bathroom suite comprises of low level WC, wash hand basin, bath with mixer tap and overhead shower. Partly tiled walls and radiator.

EXTERIOR

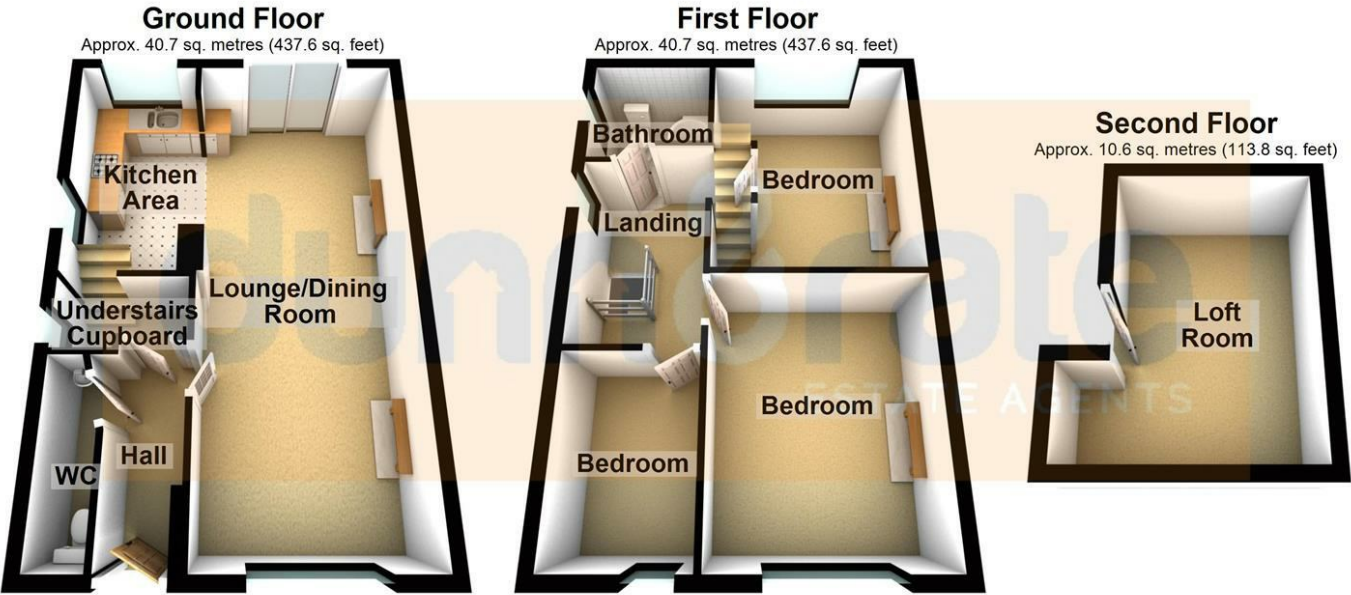
The front of the property is enclosed and paved. The rear is partly decked and lead down to gravel which provides off road parking for multiple vehicles, the rear is also enclosed.



Directions



Floor Plan



Total area: approx. 91.9 sq. metres (989.0 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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