

**Bowden Street Burslem Stoke-On-Trent ST6 1JB**



**Offers In The Region Of £115,000**

All sparkly and shiny like a new pin  
This gorgeous property is ready to move straight in  
Renovated and modernised all the way through  
Could this be the perfect family home for you?  
With lounge, sitting room, stylish kitchen, utility and WC  
As well as a stunning family bathroom and BEDROOMS OF THREE  
Low maintenance rear yard and garage too  
There really isn't a thing here that you need to do!  
So to avoid disappointment you need to be quick to view  
Call Debra Timmis Estate Agents and we'll arrange this for you!

Welcome to Bowden Street, Burslem, Stoke-On-Trent - a charming end terrace house that has been recently updated and modernised to offer you the perfect blend of comfort and style. This delightful property boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is plenty of room for the whole family to unwind and make this house a home.

The new kitchen and bathroom are sure to impress, offering modern amenities and a fresh, contemporary feel. Imagine preparing delicious meals in your sleek new kitchen and unwinding in a luxurious bath after a long day.

Benefiting from double glazing and central heating, this property ensures your comfort and peace of mind all year round. And the best part! This house comes with no chain, making the process of making it your own even smoother. There is a low maintenance yard and single garage that can be found at the rear.

Don't miss out on the opportunity to make this end terrace house your new home sweet home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property.

#### Sitting Room/Dining Room

12'8" into box window x 11'4" (3.88 into box window x 3.46)

Upvc door to the side aspect. Double glazed bow window to the front aspect. Radiator.

#### Lounge

12'1" x 11'7" (3.69 x 3.55)

Two double glazed windows. Radiator. Useful storage cupboard. Access to the stairs to the first floor.



#### Kitchen

11'5" x 6'11" (3.49 x 2.12)

Beautifully presented newly fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink and single drainer, mixer tap. Part tiled splash backs. Four ring gas hob, built-in oven and extractor hood. Feature panel radiator. Double glazed window and Upvc door to the side aspect. Inset ceiling spot lights.



#### Utility

6'10" x 3'1" (2.10 x 0.96)

Wall mounted gas central heating boiler. Worktop, plumbing and space for automatic washing machine. Double glazed window to the side aspect. Radiator.

#### Bathroom

6'10" x 5'6" (2.09 x 1.69)

Beautifully presented contemporary white suite comprises, panelled bath with shower attachment and shower screen, pedestal wash hand basin and low level WC. Fully tiled walls. Radiator. Inset ceiling spot lights. Double glazed window to the rear aspect.



## First Floor

### Landing

Double glazed window to the side aspect. Radiator.

### Bedroom One

10'11" x 10'9" (3.35 x 3.30)

Double glazed window to the front aspect. Radiator.

### Bedroom Two

11'10" x 9'1" (3.61 x 2.79)

Double glazed window to the rear aspect. Radiator. Useful storage cupboard.

### Bedroom Three

12'4" x 6'9" (3.76 x 2.07)

Double glazed window to the rear aspect. Radiator.

### Externally

Enclosed paved rear yard with pedestrian access.

### Garage

13'8" x 8'5" (4.18 x 2.57)

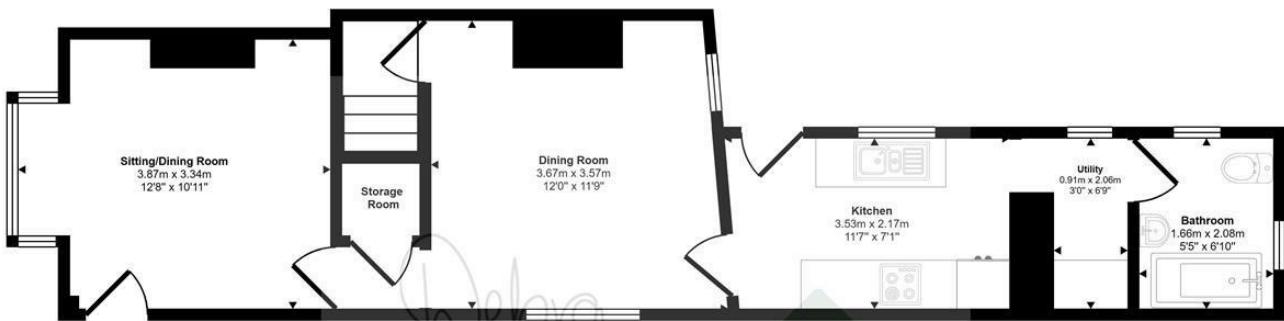
Up and over door.

### Agents Notes

Please note that some of the rooms have irregular shapes, please note that measures are approximate.

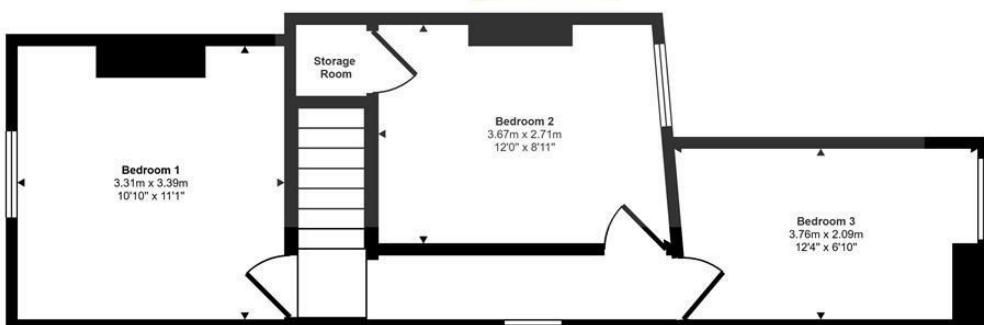


Approx Gross Internal Area  
79 sq m / 855 sq ft



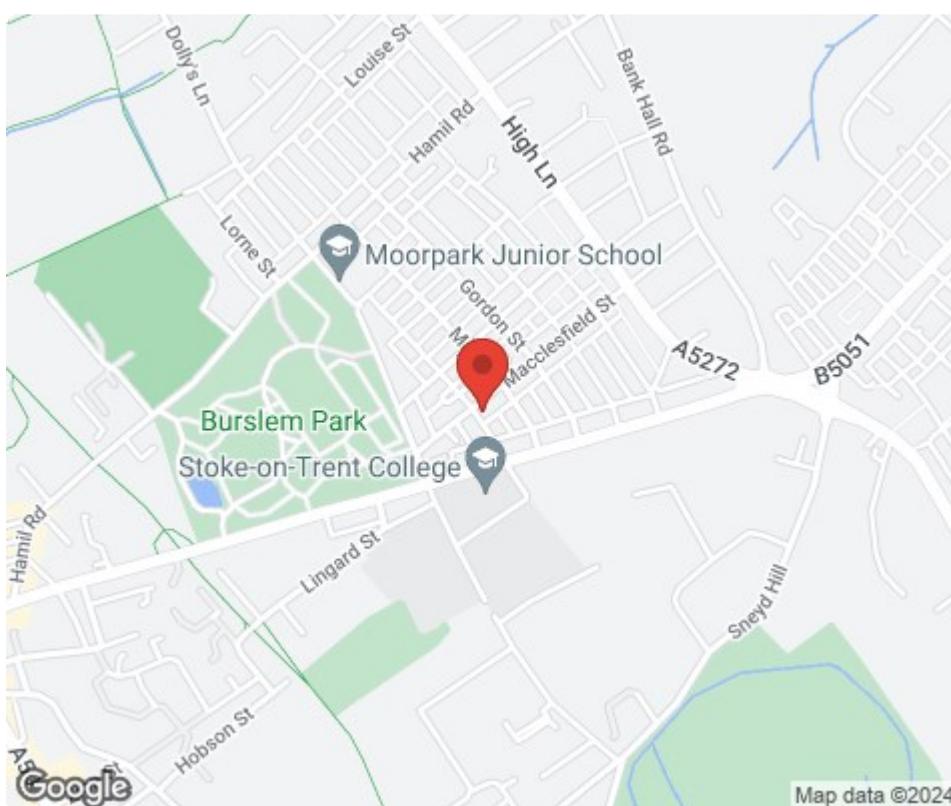
Ground Floor  
Approx 43 sq m / 462 sq ft

**Debra Timmis**  
YOUR PERSONAL ESTATE AGENT



First Floor  
Approx 37 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		58
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		