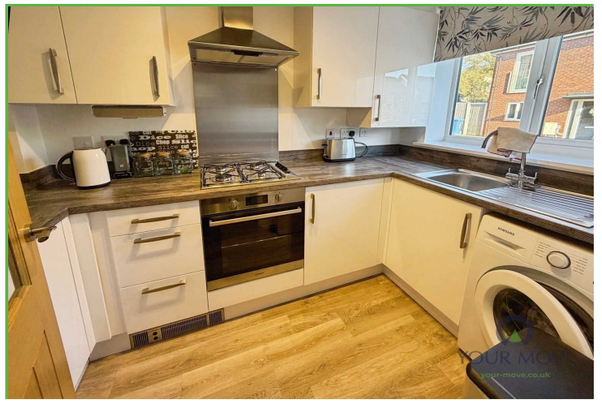
















Passion Flower Grove, Burslem,
Stoke-on-Trent, Staffordshire, ST6

Asking Price: £165,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Passion Flower Grove, Burslem, Stoke-on-Trent, Staffordshire, ST6

Asking Price: £165,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: B
Local Authority: Stoke on Trent City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This immaculately presented two-bedroom semi-detached house in a quiet Burslem cul-de-sac offers modern living with a bright lounge, contemporary kitchen, enclosed rear garden, off-road parking and convenient access to local amenities and transport links, and is for sale with no chain.

Description
For sale: a well-presented two-bedroom semi-detached house situated on a quiet side street in Burslem, Stoke-on-Trent. Finished in immaculate condition throughout, this modern home offers an efficient EPC rating of B and council tax band B.

The ground floor comprises a bright reception room with French doors opening directly onto the rear garden, providing a pleasant outlook and good natural light. The contemporary fitted kitchen features integrated oven and hob with ample worktop and cupboard space. A useful ground floor W/C completes the layout.

Upstairs are two comfortable double bedrooms and a modern family bathroom with white suite and shower over the bath. Décor is neutral and tidy, with quality floor coverings, allowing a buyer to move straight in. To the front there is off-road parking, while the enclosed rear garden provides a level lawn, patio seating area and storage shed.

Burslem town centre is within easy reach, offering everyday shops, cafés and local amenities, with nearby Burslem Park providing green open space and play areas. Hanley and the wider Stoke-on-Trent city centre retail and leisure facilities are a short drive away.

Public transport is convenient, with regular bus services towards Hanley and Tunstall. Longport railway station is around 5–10 minutes by car, giving connections to Crewe and Derby, while Stoke-on-Trent mainline station, approximately 15 minutes' drive, provides direct services to Manchester and London Euston.

Offered for sale with no chain, this property will appeal to first-time buyers, downsizers and buy-to-let investors seeking a low-maintenance modern home in a tucked-away residential setting.

Entrance Hall

Cloakroom W/C

Kitchen
6'1" x 9'7" (1.85m x 2.92m)

Lounge
13'2" x 13'5" (4.01m x 4.1m)

Landing

Bedroom
8'6" x 13'10" (2.6m x 4.22m)

Bedroom
7'11" x 13'6" (2.41m x 4.11m)

Bathroom
6'8" x 6'4" (2.03m x 1.93m)

Outside

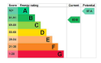
Rear Garden

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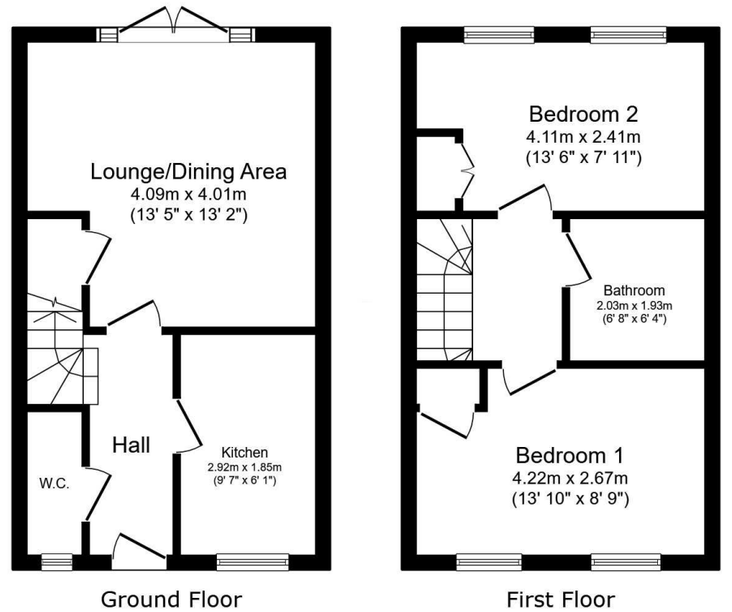
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 60.2 sq.m. (648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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