



FOLLWELLS

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278 Moorland Road, Burslem - ST6 1JP
£172,000

- Extended Semi-Detached Bungalow
- Large Sitting Room & Dining Kitchen
- Off Road Parking & Single Garage
- Private Enclosed Garden to Rear
- Two Double Bedrooms
- In Need of General Modernisation
- No Upward Chain

Offered with **no onward chain**, this well maintained two-bedroom semi-detached bungalow is situated in a popular and established residential location in Burslem, Stoke-on-Trent. Combining generous living spaces with private outdoor areas, this property offers an ideal opportunity for those looking to downsize or secure a low-maintenance home.

The property has been thoughtfully extended to the rear, creating a spacious and bright **dining kitchen**. This room provides ample space for a dining table and chairs, and is fitted with a comprehensive range of wall and base units and fully tiled walls and flooring.

The generous **sitting room** serves as the heart of the home, featuring a gas fire with a classic marble inset. Large patio doors open directly onto the rear garden, blending indoor and outdoor living.

Both bedrooms are well-proportioned doubles located to the front of the bungalow, each enjoying an outlook over the front elevation. Bedroom two further benefits from fitted wardrobes.

The accommodation is completed by a fully tiled family **bathroom** featuring a three-piece suite, including a panelled bath with an electric shower over, a wash hand basin, and a WC. The hallway also provides access to a useful built-in linen cupboard, an additional storage cupboard, and a loft hatch equipped with a drop-down ladder.





Externally there is a well-stocked shrub garden which sits alongside double gates that open onto a long, brick-paved driveway, providing ample off-road parking. The driveway leads down the side of the property to a detached single garage with an electric roller door.

The rear garden offers an excellent degree of privacy and enjoys a sunny, southerly aspect. It features a paved sitting area immediately adjacent to the bungalow, a small shaped lawn, and borders meticulously stocked with specimen shrubs and trees, including Acers and Sambucus.

Situated on Moorland Road in Burslem (ST6), the property benefits from excellent proximity to local amenities.

The historic Moorcroft Pottery and the expansive, beautiful parklands of **Burslem Park** are just a short distance away, offering fantastic spaces for daily walks and outdoor recreation. Burslem town centre is easily accessible, providing a variety of independent shops, supermarkets, cafes, and essential services. The area boasts strong public transport links, with regular bus services and convenient road connections via the A500 and M6, linking you effortlessly to the wider Stoke-on-Trent area and beyond.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



