

## 32 Bowden Street

Burslem, Stoke-On-Trent, ST6 1JB

Its time to add another string to your BOW as you are aiming straight for bullseye with this immaculate end terraced on BOWden Street. An extremely spacious terraced sold with no upward chain and looking for a new owner. The accommodation on offer comprises two reception rooms, fitted kitchen, downstairs W.C, two double bedrooms and first floor bathroom. To the front the property is fore courted and the rear garden is fully enclosed and low maintenance laid to block paving and a rear access gate. The property is conveniently located in Burslem close to local amenities, schooling, parks and commuter links. Grab your BOW and arrow you have hit the spot! Call today to book a viewing.

**Offers in excess of £100,000**

# 32 Bowden Street

Burslem, Stoke-On-Trent, ST6 1JB



- WELL PRESENTED FORECOURTED END TERRACED
- DOWNSTAIRS W.C
- BLOCK PAVED REAR GARDEN
- SOLD WITH NO UPWARD CHAIN
- LOUNGE & DINING/SITTING ROOM
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- FITTED KITCHEN
- UPSTAIRS BATHROOM
- CLOSE TO LOCAL AMENITIES

## GROUND FLOOR

### Entrance Hall

14'6" x 2'11" (4.42 x 0.91)

The property has a UPVC entrance door to the front aspect. Stairs leading to the first floor.

### Lounge

11'2" x 10'11" (3.41 x 3.35)

A double glazed window overlooks the front aspect. Original feature fireplace housing gas fire. Radiator.

### Dining/Sitting Room

13'9" x 11'7" (4.21 x 3.55)

A double glazed window overlooks the side and rear aspect. Under stairs storage cupboard and radiator.

### Kitchen

13'11" x 7'1" (4.26 x 2.18)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface

areas and tiled walls. Integrated electric oven and gas hob with cooker hood above. Space and plumbing for washing machine and fridge/freezer. Radiator.

### Rear Hall

A UPVC access door to the side aspect. Wall mounted central heating boiler.

### W.C

5'9" x 2'4" (1.76 x 0.73)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and wash hand basin. Partly tiled walls.

## FIRST FLOOR

### First Floor Landing

### Bedroom One

15'1" x 11'1" (4.60 x 3.39)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Two

11'10" x 8'6" (3.63 x 2.61)

A double glazed window overlooks the rear aspect. Fitted wardrobe and storage cupboard. Radiator.

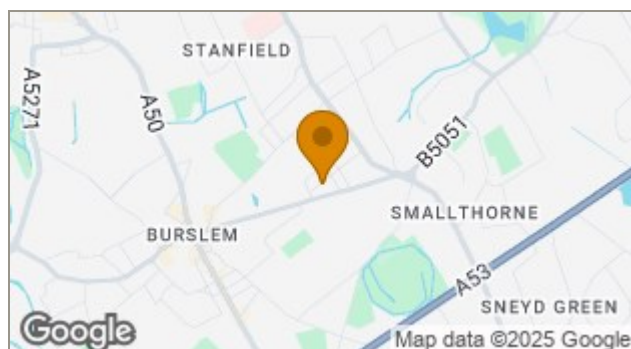
### Bathroom

8'0" x 4'8" (2.46 x 1.43)

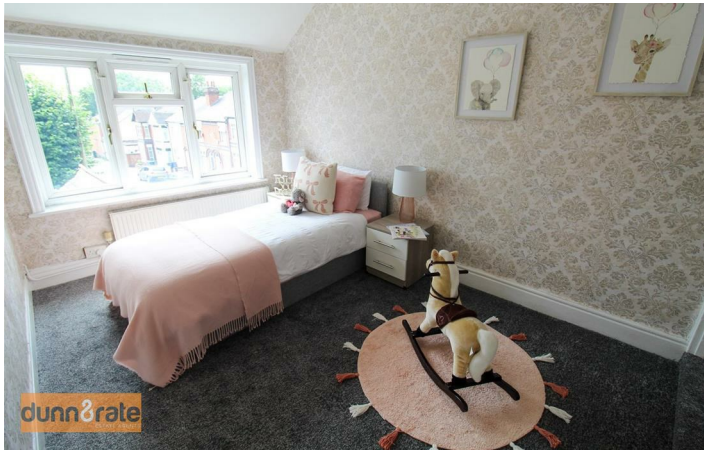
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and ladder style towel radiator. Ceiling spotlights.

## EXTERIOR

To the front the property has a paved courtyard leading to the entrance door. To the rear the property is laid with block paving and has a rear access gate.







Floor Plan



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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