



3 Robert Allen Close

Burslem, Stoke on trent, ST6 1QY

BANG!! The gun is fired and the race has begun, it's getting tense as competitors approach the finish line, but there is one clear winner! This IMMACULATE, semi detached property in the extremely popular area of BURSLEM. The accommodation on offer comprises of a lounge, modern fitted kitchen/diner, three bedrooms, master with en-suite, family bathroom and downstairs W.C. Externally the property benefits from off road parking to the front and a low maintenance paved, fully enclosed rear garden. . Located in the popular area of Burslem, close to local amenities, schooling and commuter links. No photo finish check required here, this home is an outstanding winner and is sold with no upward chain. Call to book your viewing today.

£199,950

3 Robert Allen Close

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- IMMACULATE SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- DOWNSTAIRS WC
- ENSUITE TO MASTER BEDROOM
- TWO ALLOCATED PARKING SPACES

Service Charge

An annual charge is paid in April, currently to the amount of £110.00, this is to maintain the grounds.

GROUND FLOOR

Entrance Hall

5'8" x 4'6" (1.75 x 1.27)

UPVC door to the front aspect.

Radiator.

Cloakroom

4'11" x 2'7" (1.52 x 0.81)

UPVC window to the front aspect.

Low Level W.C, wash hand basin and radiator.

Lounge

17'6" x 14'2" (5.34 x 4.34)

UPVC window to the front aspect.

Radiator and stairs to the first floor.

Kitchen/Diner

14'1" x 11'0" (4.31 x 3.37)

UPVC window to the rear aspect and patio doors lead out to the rear garden. Fitted with a range of

wall and base storage units and coordinating work surface areas. Inset stainless steel sink and side drainer, gas hob and electric oven, washing machine and freestanding American fridge/freezer. Cupboard housing boiler, radiator and under-stair storage.

FIRST FLOOR

First Floor Landing

9'2" x 8'3" (2.81 x 2.52)

Stairs from the ground floor, radiator and airing cupboard.

Bedroom

UPVC window to the rear aspect.

Built in wardrobes and radiator.

En-Suite

5'10" x 4'5" (1.79 x 1.36)

UPVC window to the rear aspect.

Fitted suite comprising of shower cubicle, Low Level W.C and wash hand basin. Radiator and extractor fan.

Bedroom

12'0" x 7'3" (3.67 x 2.22)

UPVC window to the front aspect and radiator.

Bedroom

8'9" x 6'7" (2.68 x 2.01)

UPVC window to the front aspect and radiator.

Bathroom

5'10" x 5'9" (1.79 x 1.76)

UPVC window to the side aspect.

Fitted suite comprising of bath, wash hand basin and low level W.C. Radiator, extractor fan and partly tiled walls.

EXTERIOR

To the front of the property there is paved side access to the rear garden and opposite are two allocated car parking spaces. The rear garden is fully enclosed, paved and there is a shed.



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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