



## 4 Burleigh Close, Stoke-On-Trent

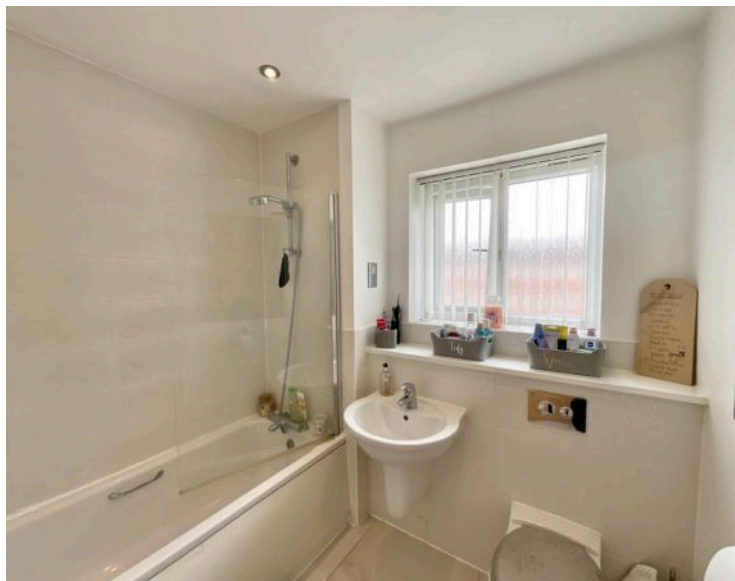
£175,000 Freehold



Stunning semi-detached home on Burleigh Close offering two spacious doubles, plus a further single bedroom. The family bathroom offers a bath/shower, sink, and W/C. • This beautiful property sits canal side in Hanley, offering nearby access to schools, shops, supermarkets and more. Commuters will love the close road and rail links. •

Downstairs provides a spacious living room, looking over the canal, a bright kitchen/diner, utility room and downstairs W/C. • Outside the rear garden offers ample patio seating space and a lush grass lawn, while the front has private access leading to the front door and off-road parking to the side. • This beautiful home is ready for you to move in and make it yours! Don't miss your chance!





Welcome to this stunning canal-side home tucked away on the peaceful Burleigh Close—where comfort, convenience, and charm come together beautifully. Step inside to a spacious living room that instantly invites you to unwind. With ample space for relaxing or entertaining, this bright and welcoming space also offers a lovely view over the tranquil canal—perfect for watching the world drift by. Flowing seamlessly from the living room is the heart of the home: a stylish and practical L-shaped kitchen/diner. Complete with sleek cabinetry, wood-style worktops, and space for family dining, it's a space that blends modern living with homely charm. Just off the kitchen, you'll find a handy utility room and a convenient downstairs W/C—ideal for busy households. Upstairs, discover two generously sized double bedrooms, both filled with natural light, along with a cosy single bedroom featuring built-in storage—perfect as a nursery, home office, or guest room. The family bathroom offers a clean, functional layout with a bath/shower, sink, and W/C. Outside, the expansive rear garden is your private oasis. With plenty of patio space for alfresco dining and a lush lawn for kids, pets, or garden parties, it's the ideal spot to host the ultimate summer BBQ. To the front, a private alleyway provides access to the home, while off-road parking to the side ensures everyday practicality. Perfectly located in the heart of Hanley, you'll enjoy being close to excellent schools, shops, supermarkets, and healthcare services. For commuters, excellent road links and the nearby Stoke-on-Trent train station make travel a breeze. Whether you're a first-time buyer, a growing family, or simply searching for a peaceful place to call home, this canal-side gem on Burleigh Close ticks all the right boxes. With spacious interiors, a beautiful garden, and a location that puts everything you need within easy reach—it's more than just a house, it's the start of your next chapter. Don't miss your chance to make this charming home your own—book your viewing today!



Stunning canal-side home on Burleigh Close. Spacious living room with canal views, stylish kitchen/diner, 3 bedrooms, family bathroom, large rear garden, off-road parking. Convenient location near schools, shops, transport links. Ideal for families or first-time buyers. Viewing recommended! Council Tax band: B

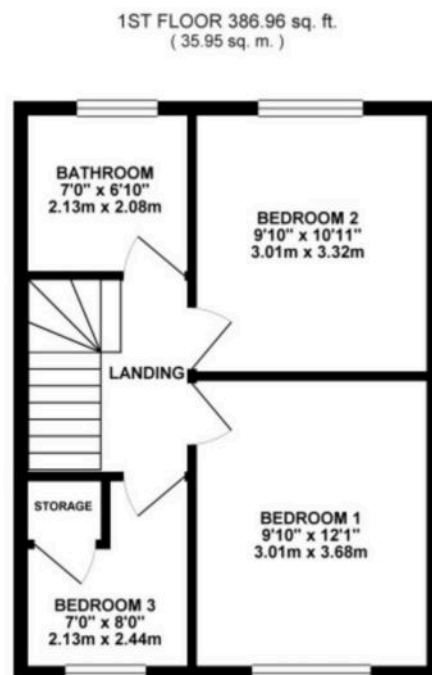
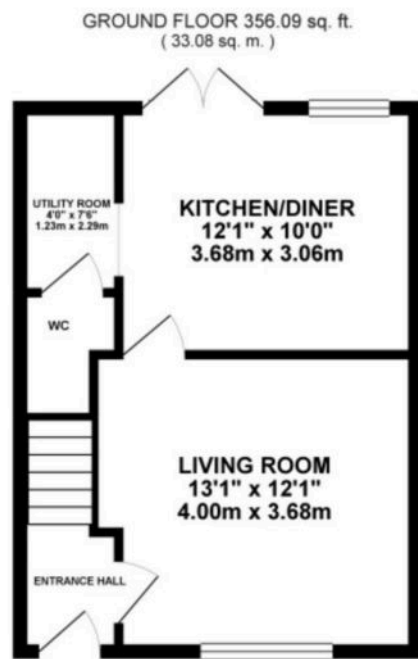
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







TOTAL FLOOR AREA : 743.05 sq. ft. ( 69.03 sq. m. ) approx.

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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