

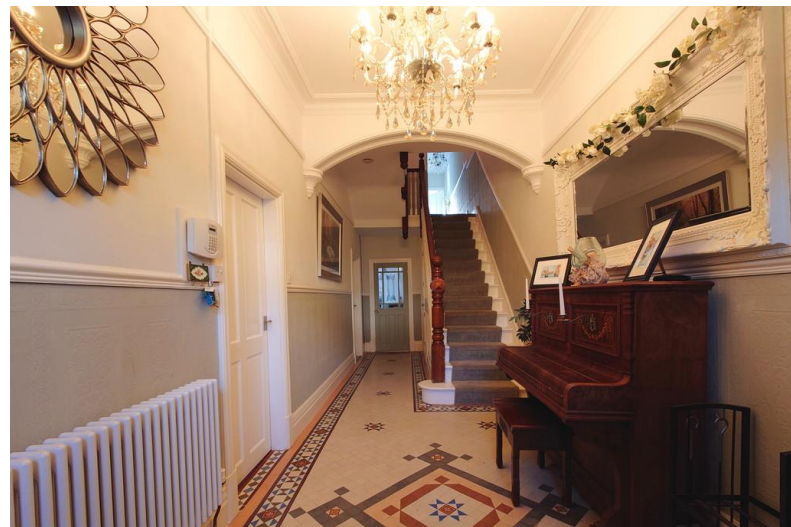


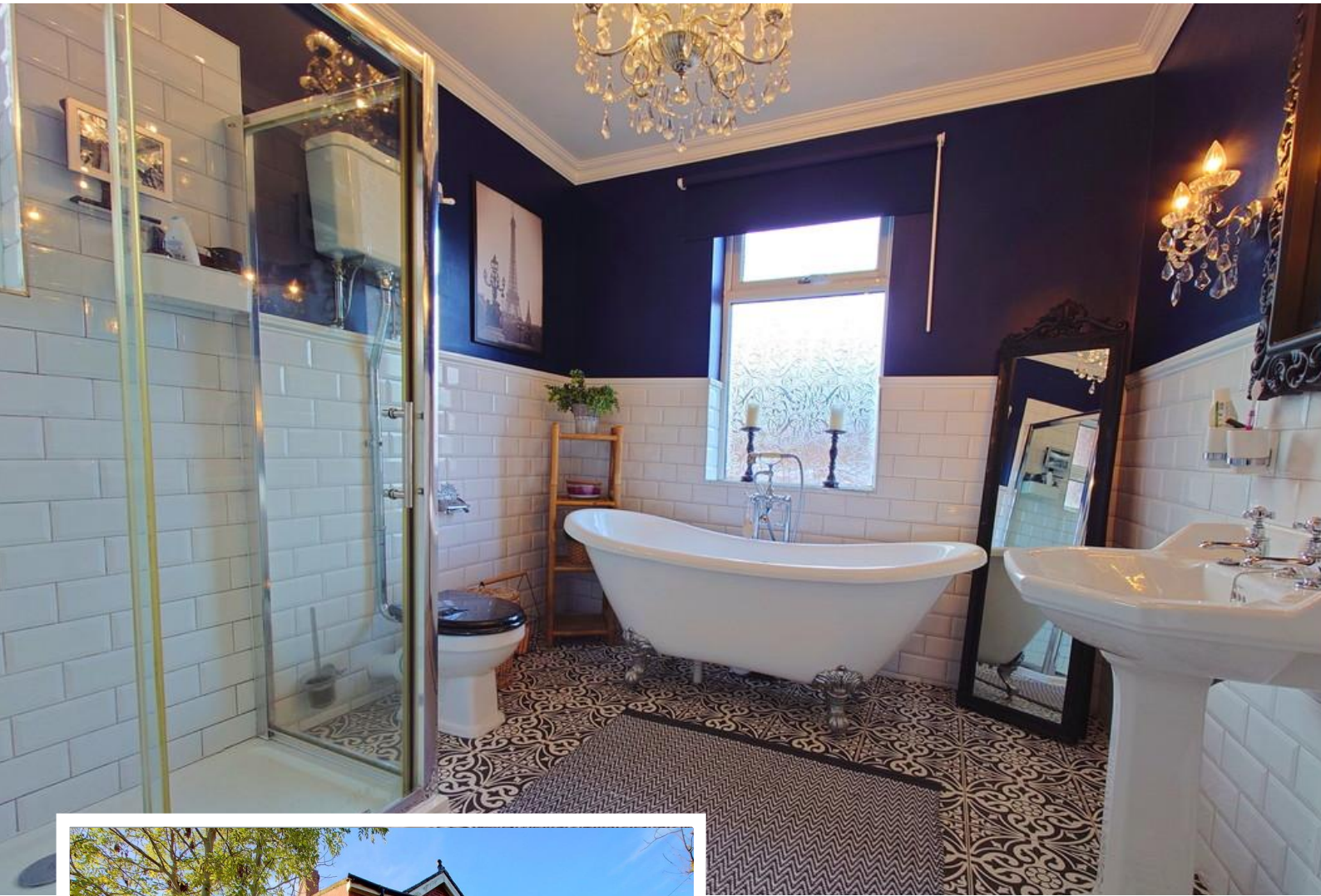
## High Lane Burslem, ST6 7EP

- A VICTORIAN END TOWN HOUSE
- ELEGANT PRESENTATION THROUGHOUT
- FOUR BEDROOMS (3 LARGE DOUBLES) & EXTRA ROOM TO LOFT
- LUXURY KITCHEN & BATHROOM, ENSUITE

- STUNNING WIDE ENTRANCE PORCH & HALL
- TWO RECEPTION ROOMS
- DOUBLE GARAGE & LARGE DRIVEWAY
- UTILITY, GROUND FLOOR SHOWER ROOM/W.C

**£269,950**

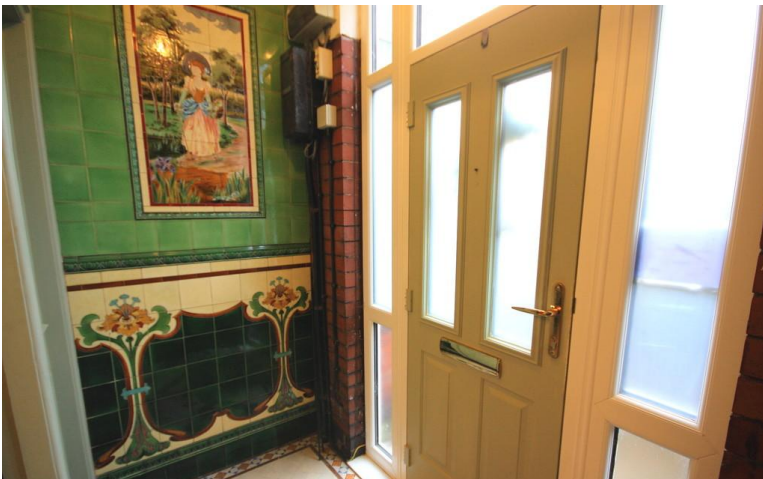


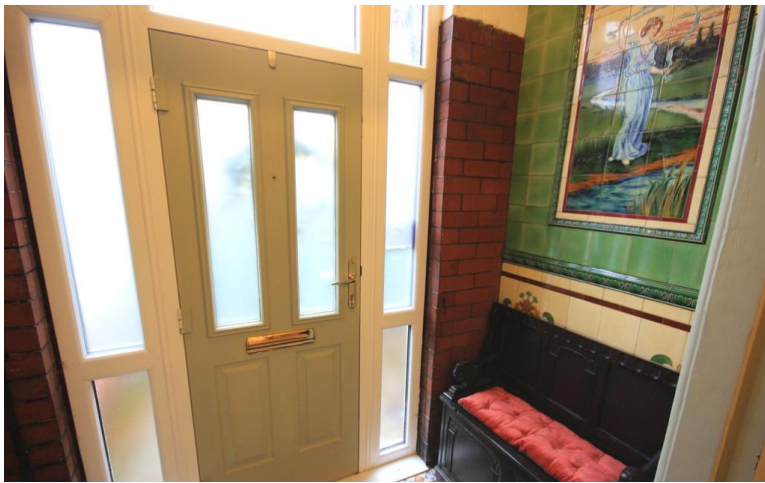


## Property Description

### INTRO

A magnificent and rare opportunity to acquire a truly luxury Victorian end town house, with a spacious and high spec throughout with many original features - Boasting four bedrooms (3 double), and an extra room to the second floor, this stunning home comprises of entrance porch, and wide hall, lounge, dining room, newly fitted modern kitchen with breakfast bar, utility, ground floor shower room/w.c, to the first floor are the four bedrooms, ensuite and elegant family bathroom. To the second floor is an extra room with landing area & walk in storage cupboard. Externally there is a gated driveway with parking for multiple vehicles, a rear garden with hot tub, and a detached garage. UPVC double glazing and gas central heating from a recently fitted Bosch combi boiler. Easy access to amenities and road links throughout the city. A dream property, one that blows you away the moment you enter the door! Viewing IMPERATIVE - Contact us today to get your viewings booked!





#### DIRECTIONS

From the Tunstall Northern Bypass, turn right at the roundabout onto High Lane, and proceed for approx half a mile, just before the turn off for the Haywood Hospital, the property can be found on the right hand side, as identified by our For Sale sign.

#### ADDITIONAL NOTES

The property has fully working and wired CCTV fitted which will be included in the sale. The Worcester Bosch gas combi boiler has been installed within the past year. UPVC double glazed windows and doors throughout. With the Victorian solid walls and double glazing, the property gives off the feeling of being in a large detached abode, with a spacious feeling and minimal road noise.

#### ACCOMMODATION

##### ENTRANCE PORCH

An enclosed entrance porch with front composite entrance door. Original feature tiling to both sides. Luxury Minton flooring. Small seating area. Electric consumer unit and electric meter. Timber door to:

##### ENTRANCE HALL

26' 3" x 7' 10" (8m x 2.39m) max

A stunning wide entrance hallway with original Minton tiled flooring and glass Chandelier light fitting with ceiling rose. Newly fitted triple radiator. Wide spindle staircase to the first floor. Original glass feature above entrance wall. Useful good size understairs store cupboard. Hive thermostat heating controls, alarm panel.

##### LOUNGE

14' 10" x 14' 10" (4.52m x 4.52m)

A reception room with bay window to the front. Log burner fire with feature Victoria fireplace surround and mantelpiece. Glass Chandelier light fitting with ceiling rose. Radiator. Cornice coving to the ceiling. Double doors opening to:

##### DINING ROOM/ RECEPTION ROOM 2

14' 11" x 14' 9" (4.55m x 4.5m)

A feature fireplace with inset gas fire. Two windows to the side and rear. Parquet flooring. Glass Chandelier light fitting with ceiling rose. Cornice coving to the ceiling.

##### BREAKFAST KITCHEN

14' 3" x 13' 8" (4.34m x 4.17m)

A newly fitted luxury modern kitchen suite, featuring breakfast bar island with low hanging lights. Comprising base and wall mounted cupboard units with Marble worksurfaces over. Single drainer sink unit with mixer tap.





Integral Hotpoint oven/grill and microwave to cupboards, and integral dishwasher beneath the breakfast bar. Electric induction hob with extract hood over. Electric Underfloor heating and controls. Double patio doors and windows to the side. Large tiled flooring. Spotlights to the ceiling. Space for a tall American style fridge freezer. Door to:

#### UTILITY ROOM

9' 7" x 8' 9" (2.92m x 2.67m)

A useful utility room with worksurface, and below space/plumbing for washing machine, dryer and the Worcester Bosch gas combi boiler (recently fitted). UPVC side access door and window to the side. Cushion flooring. Radiator. High rise drying rail. A useful walk in store cupboard off with window.



#### SHOWER ROOM

5' 5" x 4' 7" (1.65m x 1.4m)

An updated shower room with enclosed shower cubicle and mains pressured shower. Low level W.C and wash hand basin. Radiator. Fully tiled walls and flooring. Frosted window to the rear.

#### FIRST FLOOR LANDING

A spacious galleried landing. Providing access to the first floor rooms, and a further staircase to the loft area. Glass Chandelier light fitting with ceiling rose. Two radiators. Access to the loft via pull down ladder (boarded).



#### BEDROOM ONE

15' 10" x 14' 11" (4.83m x 4.55m) MAX

Windows to the front and side, radiator. Antique refurbished fireplace. Double mirrored fitted wardrobes. Door to:

#### ENSUITE

5' 7" x 3' 10" (1.7m x 1.17m)

A newly fitted ensuite with enclosed shower cubicle with mains pressured showers. Tiled walls, cushion flooring. Low level W.C and wash hand basin. Chrome towel radiator. Vanity mirrored cupboard with stylish touch light.



#### BEDROOM TWO

15' x 14' 11" (4.57m x 4.55m)

Window to the rear, two radiators.

#### BEDROOM THREE

13' 10" x 10' 7" (4.22m x 3.23m)

Window to the side, radiator. Antique fireplace and surround.



#### BATHROOM

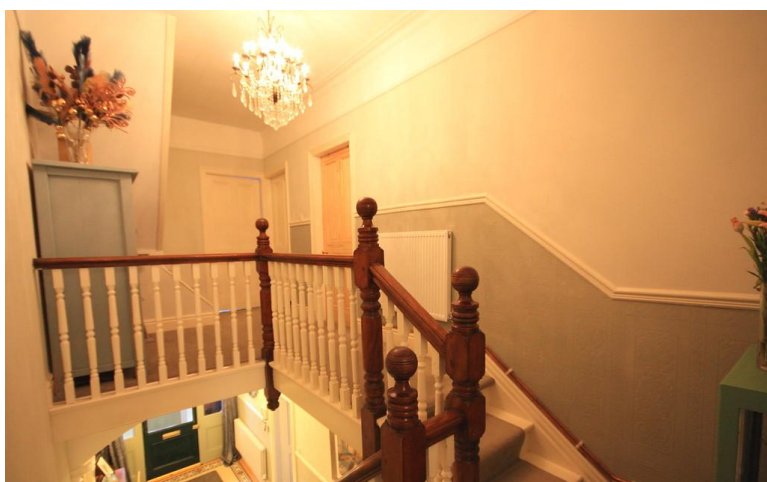
9' 9" x 8' 9" (2.97m x 2.67m)

An elegant and updated bathroom suite, with free standing bath, and separate enclosed shower cubicle with mains pressured shower. Glass Chandelier light fitting with ceiling rose, and two matching wall lights. Frosted windows to the side and the rear. Half tiled walls and tiled floor. Wash hand basin and high level W.C. Tall standing radiator. Coving to the ceiling. Access to loft store.

#### BEDROOM FOUR

10' 11" x 7' 9" (3.33m x 2.36m)

Window to the front, radiator.



#### SECOND FLOOR LANDING

With a door to useful walk in store cupboard, and door to:

#### LOFT ROOM

13' 11" x 9' 9" (4.24m x 2.97m)

An extra useful room, with two velux windows. Two double radiators. Storage to the eaves.

#### EXTERNALLY

#### FRONTAGE

With gated access, a forecourted area, enclosed by wall and hedgerow. Side gate access.



#### REAR GARDEN

A wide side area with shrub borders leads to the rear garden, being of Indian stone paving and with a good degree of privacy. Hot Tub/Jacuzzi is included in the sale. Cold water tap. Leads to:

#### DRIVEWAY & PARKING AREA

With access via double wrought iron gate, offering a good sized gravelled driveway area with parking for numerous vehicles. All enclosed by wall and hedgerows.

#### DOUBLE GARAGE

16' 11" x 16' 2" (5.16m x 4.93m)

A double width detached concrete sectional garage with timber boarding and space for two vehicles. Timber front access door. Power and lighting.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.







#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: 58D Potential: 72C

Please note this EPC was carried out prior to a lot of the property's refurbishment, including new boiler, lots of new radiators, low energy lighting and insulation etc.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements