

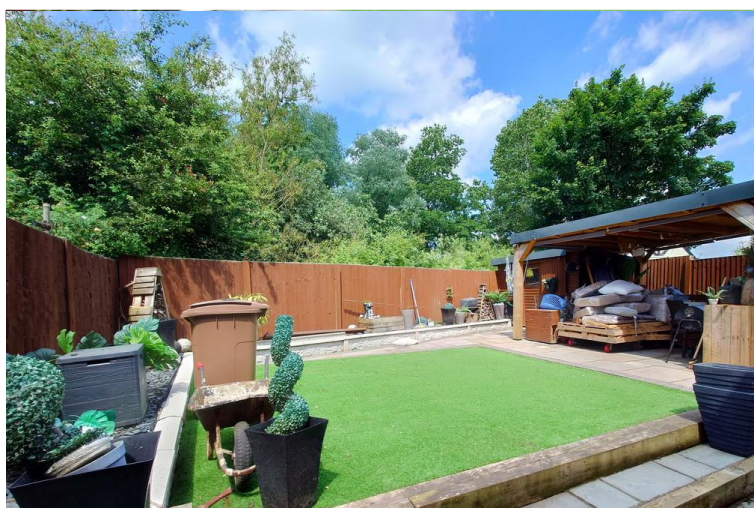


Burnhays Road
Burslem, ST6 4HH

- A STUNNING SEMI DETACHED HOME
- HIGH SPECIFICATION THROUGHOUT
- BEAUTIFUL PRIVATE REAR GARDEN
- WOODLAND OUTLOOK TO REAR
- THREE BEDROOMS
- MODERN KITCHEN/ DINING ROOM
- UTILITY & GROUND FLOOR W.C
- LUXURY BATHROOM W/ SEPARATE SHOWER

£170,000





Property Description

INTRO

We are proud to present a truly beautifully renovated semi detached home, new on the market! With **THREE BEDROOMS**, and a high specification throughout each room, this isn't one to wait around for! Comprising an entrance hall, lounge, modern fitted kitchen/diner with breakfast bar, utility and ground floor W.C. To the first floor are the well presented bedrooms, and stunning modern bathroom with separate shower cubicle. Externally a block paved driveway for parking, with a stunning low maintenance rear garden area, being nicely private and enclosed, and having a beautiful woodland to the rear. High quality UPVC D/G windows and doors and gas central heating from a combi boiler, modernised electrics. Oak doors throughout. An ideal location to nearby amenities, but set in a lovely tucked away spot at the head of a cul-de-sac. Contact us today to get your viewings lined up!



DIRECTIONS

Please use postcode ST6 4HH for Sat Nav/Google Maps. From Scotia Road, turn into Chatterley Street and right into Edge Street. Turn left into Burnhays Road, where the property can be found at the head of the cul-de-sac on the right hand side, as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

A beautifully presented entrance hall, with UPVC front entrance door and window to the front. Radiator. Staircase to the first floor. Hive thermostat heating control. LVT flooring. Spotlights and coving to the ceiling.

LOUNGE

14' 3" x 10' 8" (4.34m x 3.25m)

A wonderfully presented reception room with bay window to the front, radiator. Multi fuel fire with feature surround. LVT floor. Coving to the ceiling.



KITCHEN/ DINING ROOM

16' x 13' 11" (4.88m x 4.24m)

A stunning high spec modern fitted kitchen with that WOW factor! Providing ample base and wall mounted cupboard units with worksurfaces over. Eye level oven and separate grill. Gas hob with extractor hood over. Space for a double size fridge/freezer. Integrated dishwasher and integrated microwave. Single drainer sink unit. Underfloor lighting, and spotlights to the ceiling. Panelled splashbacks. Coving to the ceiling. Tiled flooring. Tall white radiator. UPVC door and window to the rear, and further window by the sink overlooking the garden. Door to useful understairs storage cupboard with window to the side. Also housing Worcester Bosch gas combi boiler, modernised electrical consumer unit and meter and alarm panel.



UTILITY ROOM

7' x 2' 10" (2.13m x 0.86m)

UPVC side access door to the rear garden. Space and plumbing for washing machine, and stacked dryer over worksurface. LTV flooring. Coving to the ceiling.



CLOAKS/W.C

Low level W.C. Radiator. Coving to the ceiling. Window to the side.

FIRST FLOOR LANDING

With frosted window to the side. Access to the loft with a pull down ladder.



BEDROOM ONE

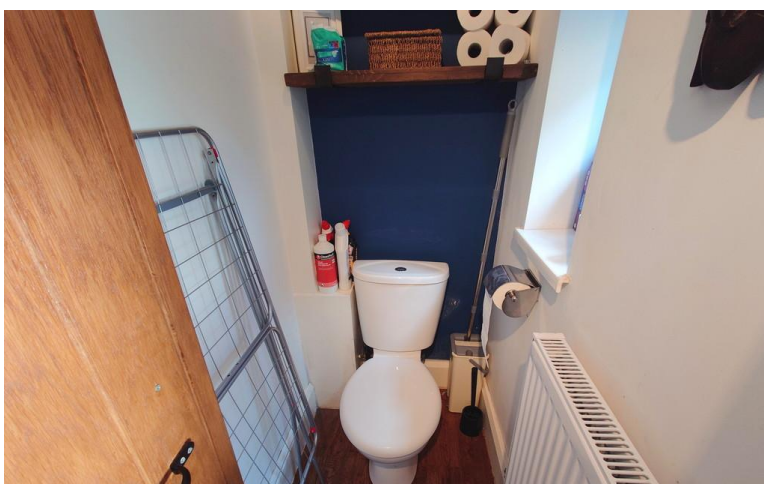
14' 4" x 8' 10" (4.37m x 2.69m) plus wardrobes
Window to the front, radiator. Mirrored sliding fitted wardrobes across one wall. Coving to the ceiling.

BEDROOM TWO

12' 3" x 10' 9" (3.73m x 3.28m)
Window to the rear, radiator. Coving to the ceiling. Laminate flooring.

BEDROOM THREE

8' 6" x 6' 1" (2.59m x 1.85 m)
Window to the front, tall grey radiator. Useful fitted cupboards and space for a single bed.



BATHROOM

6' 9" x 6' 1" (2.06m x 1.85 m)
A luxury modernised bathroom suite, featuring panell ed bath, with separate shower cubicle and mains pressured shower. Low level W.C and wash hand basin. Tall grey radiator. Panelled tiled flooring and to the walls. Frosted window to the rear. Spotlights to the ceiling.

EXTERNALLY

FRONTAGE

A recently fitted block paved driveway with space for parking. Gated access to the rear garden.



REAR GARDEN

Step into this lovely secret haven, being a low landscaped and beautifully presented garden retreat with all day sunshine! With a woodland outlook to the rear, and being nicely enclosed and private, there also features some nice views in the distance! Astro turf area, and Indian stone paving, also leading to the side of the property, with gravelled stone raised borders and fencing. A well fitted pergola is included in the sale. Timber shed. Has to be seen to be fully appreciated!

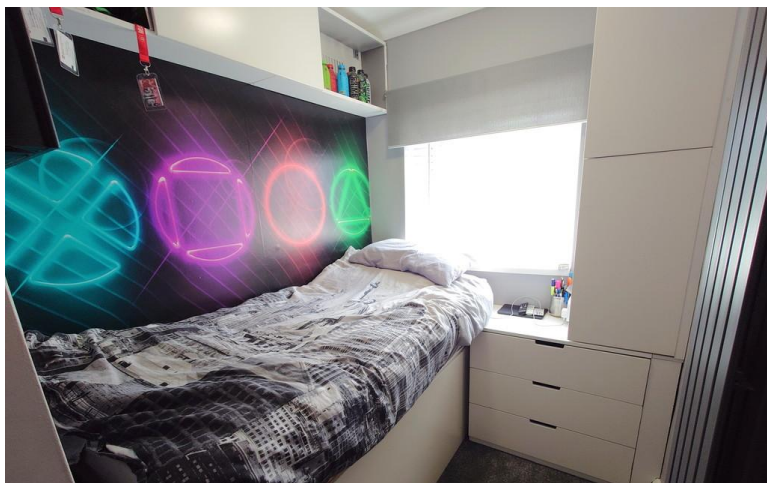
ADDITIONAL NOTES

All light fittings, and fitted blinds, are included in the sale. Grey UPVC windows and doors. Gas central heating from the Worcester gas combi boiler, and modern electric consumer unit. Our vendors will have a related onward purchase to tie in.

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 .



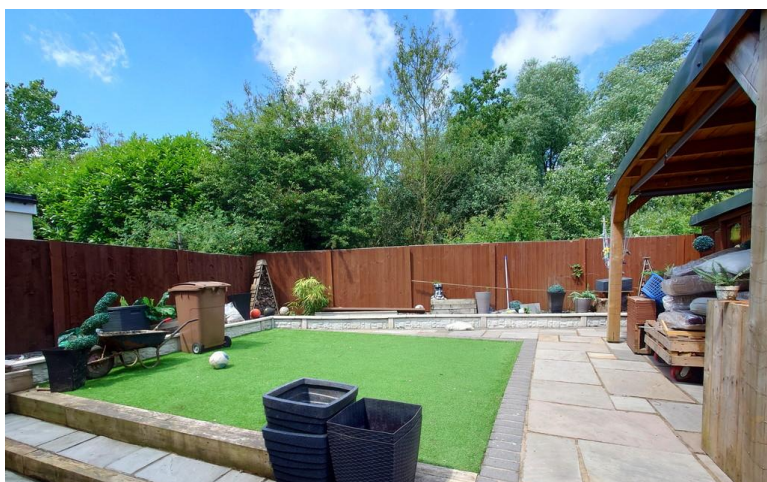
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential: (TO FOLLOW)





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

43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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