



**FOLLWELLS**

13 Burlington Avenue, Newcastle - ST5 0LA  
£180,000

A well presented, traditional, two bedroom semi-detached house situated in a popular, residential, suburban location. The property offers tremendous practicality including off road parking for several vehicles, a kitchen with space for table and chairs and a ground floor WC in addition to the first floor bathroom. The house is in good decorative condition and features solid oak internal doors.

Burlington Avenue is located between Basford and Wolstanton and is conveniently within easy reach of the A500, Stoke train station as well as the towns of Newcastle under Lyme and Hanley. Nearby amenities include Wolstanton Marsh which is within walking distance, primary school, high school and the New Vic Theatre.

The house is entered via the hall with half glazed uPVC entrance door. From here, there are stairs leading to the first floor and a doorway leading into the sitting room. This room has a wide bay window to the front elevation which fills the room with natural light. There is also a useful under-stairs storage cupboard. The kitchen provides ample space for table and chairs and also benefits from under floor heating. The fitted units incorporate an integrated electric oven, four ring gas hob with extractor hood above. Additional integrated appliances include dishwasher and fridge freezer. Off the kitchen is a side entrance porch with an external door out to the side and a utility area having plumbing for washing machine. Finally there is a ground floor WC with toilet and wash basin and opaque glass window to the side.





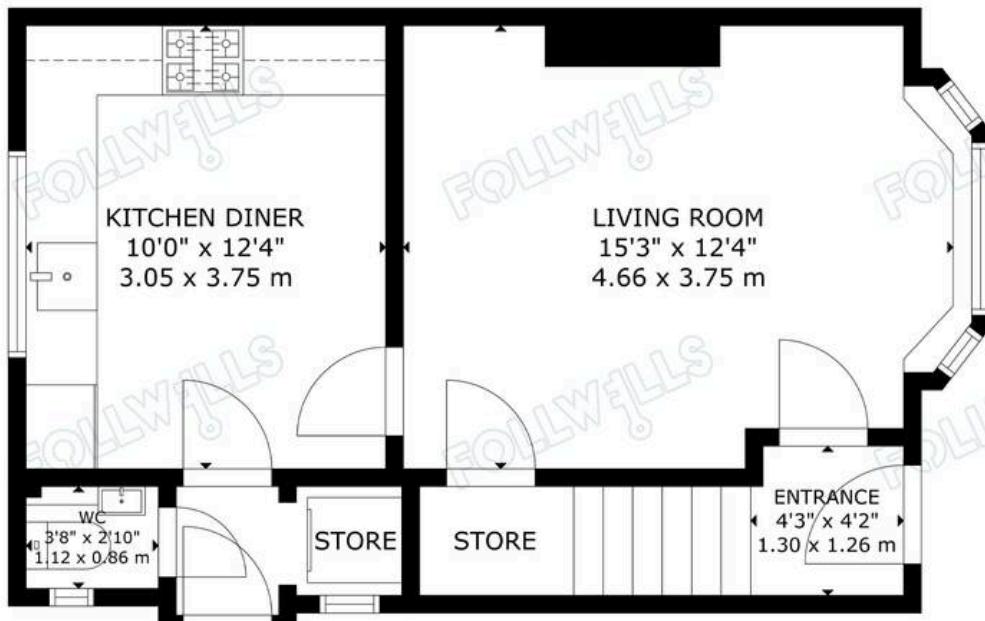
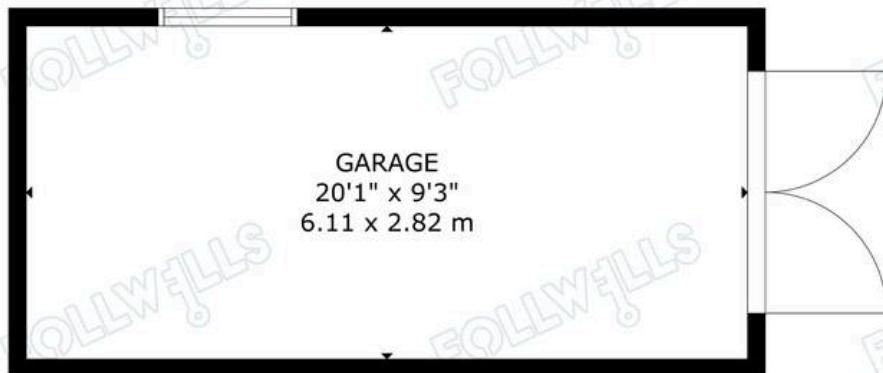
To the first floor the landing has a window to the side elevation as well as loft access. Bedroom one is a large double to the front elevation with walk in wardrobe. Bedroom two is also of a good size with space for a double bed and is currently used as a home office and dressing room. The bathroom is fitted with a white suite comprising shower bath with curved glass screen and electric shower, pedestal wash basin and WC.

Outside there is brick paved driveway to the front providing off road parking for two cars side by side. Double timber gates lead down the side of the house with further parking and leading to a detached single garage of concrete sectional construction with corrugated steel roof and power/lighting. The rear garden is fully enclosed and mainly laid to lawn with low maintenance borders.

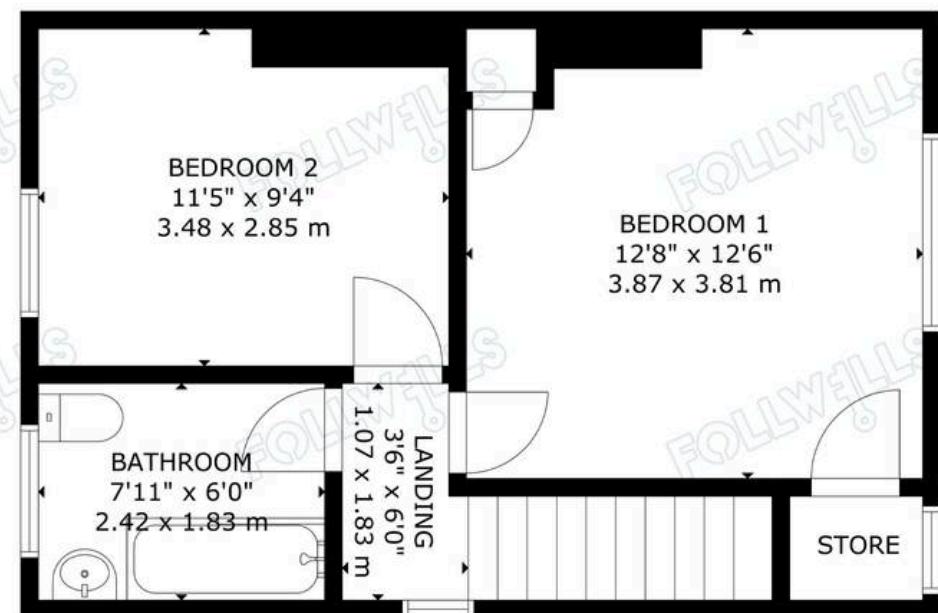
Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR



FIRST FLOOR