

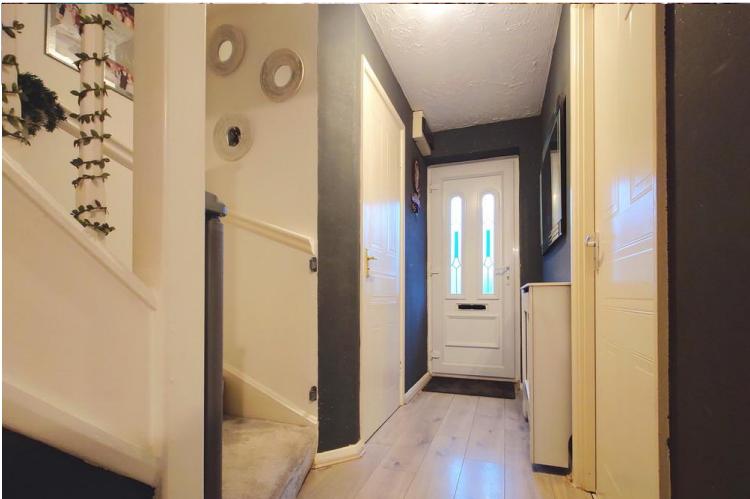


## Aldersea Close

Burslem, ST6 4DY

• A MID TERRACED PROPERTY	• DRIVEWAY FOR 2 CARS	<b>£155,000</b>
• TWO DOUBLE BEDROOMS	• PLEASANT REAR GARDEN & OUTLOOK	
• CONSERVATORY	• ON THE DOORSTEP TO NATURE WALKS & WESTPORT LAKE	
• BEAUTIFULLY PRESENTED	• WORCESTER GAS COMBI & UPVC D/GLAZING	





## Property Description

### INTRO

A beautifully presented and deceptively spacious two bedroom mid terraced house, set in a popular and tucked away cul de sac location! Sitting on the doorstep to nearby nature walks and Westport Lake, the property is also in a highly convenient spot for the local amenities of Burslem and Tunstall and road links across the city. Comprising entrance hall, ground floor cloaks/w.c, kitchen, spacious lounge/ dining room, conservatory, and to the first floor are the two double bedrooms and modern newly fitted bathroom suite. New flooring and carpets fitted throughout. Externally the property boasts a long tarmac driveway with parking for two vehicles, and has a lovely private and low maintenance rear garden, with lovely green outlook to the rear. UPVC double glazing and gas central heating from a Worcester Bosch combi boiler. Viewing essential to truly appreciate this gem of a property!





#### DIRECTIONS

Please use postcode ST6 4DY for Sat Nav/ Google Maps. From Westport Road, turn into Mill Hayes Road and left into Aldersea Close, where the property can be found on the left hand side as identified by our For Sale sign.

#### ACCOMMODATION

##### ENTRANCE HALL

10' 7" x 3' 3" (3.23m x 0.99m)

A front composite entrance door. Covered radiator. Laminate flooring. Electrical consumer unit. Staircase to the first floor.



##### CLOAKS/ W.C

A low level W.C, with wash band basin. Radiator. Vinyl flooring. Tiled walls.

##### KITCHEN

9' 10" x 5' 9" (3m x 1.75 m)

A nicely updated kitchen suite, with a range of base and wall mounted cupboards, with work surfaces over and splash back tiling. Space for a tall standing fridge freezer, and space and plumbing for a washing machine. Single drainer sink unit. Electric oven/grill with induction hob. Extractor hood. Cupboard concealing Worcester Greenstar 4000 gas combi boiler, newly fitted in 2023. Laminate flooring. Window to the front.



##### LOUNGE/ DINING ROOM

15' 8" x 12' 0" (4.78m x 3.66m)

A spacious reception room, with a space suitable for dining or an office area if required. Door to useful understairs store cupboard. Wall mounted electric fire. Radiator. Laminate flooring. Two light fittings. Sliding door to:



##### CONSERVATORY

9' 11" x 7' 6" (3.02m x 2.29 m)

A pleasant extra reception room, brick built, with two small windows to the sides. Sloped perspex roof. French doors to the rear garden.

##### FIRST FLOOR LANDING

Access to the loft via hatch, with the loft being insulated and part boarded.

##### BEDROOM ONE

12' 1" x 9' 8" (3.68m x 2.95 m)

Window to the rear with pleasant outlook behind. Radiator.



#### BEDROOM TWO

12' 1" x 8' 7" (3.68m x 2.62 m)

Window to the front, radiator. Door to store useful overstairs store cupboard. Drawer unit, and wardrobe are both included in the sale.

#### BATHROOM

A newly fitted chic bathroom suite, having panelled bath with shower attached, low level W.C and wash hand basin with cupboard unit. Cushion flooring. Chrome towel radiator. Mirror with sidelights. Extractor fan.

#### EXTERNALLY

The property has UPVC facias and soffits.

#### FRONT DRIVEWAY

A long tarmac driveway with parking for two cars back to back. External gas and electric meters. Side railings.

#### REAR GARDEN

A nicely presented rear garden with newly fitted fencing to sides and rear. Timber storage shed. Small feature decking area, leads to a blue slatted low maintenance garden area.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

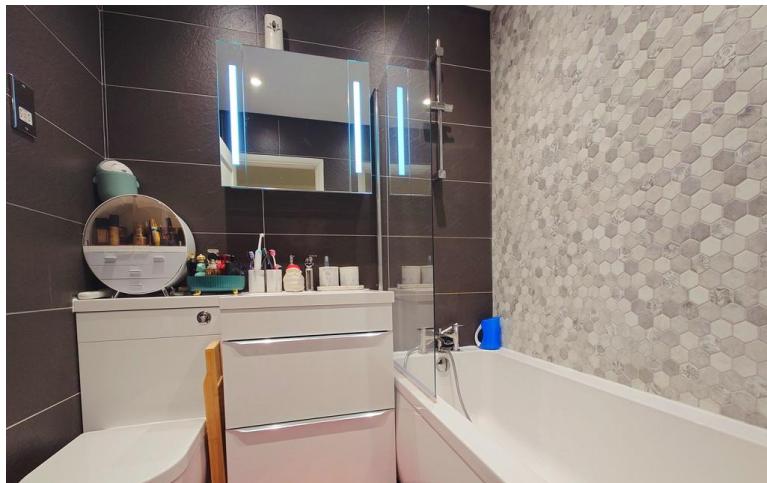
#### MORTGAGES

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 be 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:







43 Liverpool Road  
Kids grove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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