



59 Shaftesbury Avenue Burslem, Stoke-On-Trent, ST6 1BW

Practically perfect in every way.... is one statement that clearly describes this absolutely stunning detached property in the popular area of Burslem. Immaculately presented throughout this family home is move in ready. Decorated and maintained superbly by its current owners, it boasts style and sophistication. The accommodation on offer comprises lounge, family room, dining area, fitted kitchen, utility and cloakroom. To the first floor there are four good sized bedrooms and a contemporary family bathroom. Externally the property benefits from off road parking and a generous enclosed rear garden. They say in every job that must be done, there is an element of fun.... the only job you would need to do here is pick up the phone and dial our number and I guarantee you it will be fun. As without a doubt this home is Supercallifragilisticexpialidocious! So grab your umbrella and let's take flight down Dunn & Rate and book your viewing today!

£284,950

59 Shaftesbury Avenue

Burslem, Stoke-On-Trent, ST6 1BW



- STUNNING DETACHED FOUR BEDROOM HOME
- CLOAKROOM AND UTILITY ROOM
- AMPLE OFF ROAD PARKING AND ENCLOSED GOOD SIZED REAR GARDEN
- LOUNGE, FAMILY ROOM, AND DINING AREA
- FOUR GOOD SIZED BEDROOMS
- BEAUTIFUL THROUGHOUT, PERFECT FAMILY HOME!
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM SUITE

GROUND FLOOR

Entrance Hall

14'0" x 6'8" (4.28 x 2.05)

A composite door to the front aspect and UPVC windows to the front aspect. Stairs to the first floor and tiled flooring. Radiator and ceiling spot lights.

Lounge

14'1" x 11'11" (4.30 x 3.65)

A UPVC bay window to the front aspect. Gas fireplace and radiator. Wall light.

Family Room

14'1" x 11'11" (4.30 x 3.65)

UPVC patio doors to the rear aspect and UPVC windows to the side aspect. Electric fireplace and radiator.

Dining Area

8'0" x 6'8" (2.44 x 2.05)

Door to under stair storage cupboard and column radiator. Tiled flooring.

Kitchen

10'6" x 9'1" (3.21 x 2.77)

A UPVC window to the front and rear aspect. Fitted with a range of wall and base storage units, coordinating work surface areas and partly tiled walls. Integrated appliances include double gas hob and electric oven

with cooker hood above. Integrated appliances include fridge. Vinyl tiled flooring.

Utility Room

7'9" x 3'7" (2.37 x 1.11)

Plumbing for a washing machine and space for a tumble dryer. Combi boiler and ceiling spotlights.

Cloakroom

4'7" x 2'6" (1.42 x 0.78)

A UPVC window to the side aspect. Fitted with a suite comprising low level W.C. and wash hand basin. Radiator and laminate flooring. Ceiling spotlights.

FIRST FLOOR

Landing

8'2" x 6'8" (2.49 x 2.05)

Stairs from the first floor. Ceiling spotlights. Loft access.

Bedroom One

11'9" x 10'11" (3.60 x 3.35)

A UPVC window to the front aspect. Fitted wardrobes and radiator.

Bedroom Two

11'11" x 11'11" (3.65 x 3.64)

A UPVC window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Three

10'6" x 8'11" (3.22 x 2.74)

UPVC windows to the front and rear aspect. Radiator.

Bedroom Four

7'8" x 6'8" (2.35 x 2.05)

A UPVC window to the front aspect. Fitted wardrobes and radiator.

Bathroom

7'3" x 6'6" (2.23 x 2.00)

A UPVC window to the rear aspect. Fitted with a suite comprising p-shaped bath with waterfall shower above. Vanity wash hand basin and low level W.C. Column radiator and ceiling spotlights. Partly tiled walls and tiled flooring.

EXTERIOR

To the front there is a block paved driveway and mature hedge borders with gated access to the rear garden. The rear garden has a decked seating area and artificial lawned garden. Paved patio and gravelled area.



Floor Plan

GROUND FLOOR



1ST FLOOR



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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