

38 Shaftesbury Avenue

Burslem, Stoke-On-Trent, ST6 1BP

Every now and then we come across a property that takes us by surprise. Well this property will not only meet your expectations but exceed them! This spacious extended semi- detached property will provide all that you desire. With space in abundance and well maintained throughout, this home is surely set to surprise! The accommodation on offer comprises a lounge/ diner , modern fitted breakfast kitchen and cloakroom . To the first floor, there are three double bedrooms and family bathroom. Externally, the property sits on a corner plot with ample off road parking to the front and a garage. To the rear the garden is fully enclosed and laid to lawn with a paved patio seating area. Located in the popular area of Burslem, within walking distance local amenities and schooling. This surprise wont be kept secret for much longer so call to book a viewing today!

£212,000

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- SPACIOUS SEMI DETACHED PROPERTY
- THREE FANTASTIC SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LARGE LOUNGE/DINER
- FAMILY BATHROOM
- POPULAR LOCATION
- FITTED BREAKFAST KITCHEN
- AMPLE OFF ROAD PARKING & GARAGE
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Porch

Double glazed windows and door to the front aspect.

Entrance Hall

10'4" x 6'2" (3.15 x 1.88)

Double glazed window and door to the front aspect. Radiator. Under-stairs storage cupboard and stairs leading to the first floor.

Lounge

13'9" x 9'10" (4.20 x 3.02)

Double glazed bay window to the front aspect. Gas fireplace. Radiator. TV Point.

Dining Room

11'9" x 10'0" (3.59 x 3.07)

Double glazed bay window to the rear aspect. Radiator.

Breakfast Kitchen

13'8" x 11'1" (4.17 x 3.39)

Double glazed window to the front aspect. Double glazed door to the front aspect. Fitted with a range of wall and base units with co-ordinating work

surfaces, Partly tiled with stainless steel sink/drain, electric oven and gas hob. Plumbing and space for washing machine, space for fridge/freezer, radiator, TV point, ceiling spotlights and access door into garage. Breakfast bar seating area.

FIRST FLOOR

Landing

Loft access hatch.

Bedroom One

12'0" x 11'6" (3.66 x 3.52)

Double glazed window to the front aspect. Fitted wardrobes with sliding doors. Radiator. Storage cupboard housing boiler.

Bedroom Two

11'7" x 11'1" (3.54 x 3.39)

Double glazed windows to the front and rear aspect. Radiator.

Bedroom Three

9'10" x 6'9" (3.00 x 2.07)

Double glazed windows to the front and rear aspect. Fitted wardrobes. Radiator.

Bathroom

7'1" x 5'11" (2.18 x 1.81)

Double glazed window to the rear aspect. Partly tiled with shower cubicle, wash hand basin with vanity, and low level WC. Ladder style radiator.

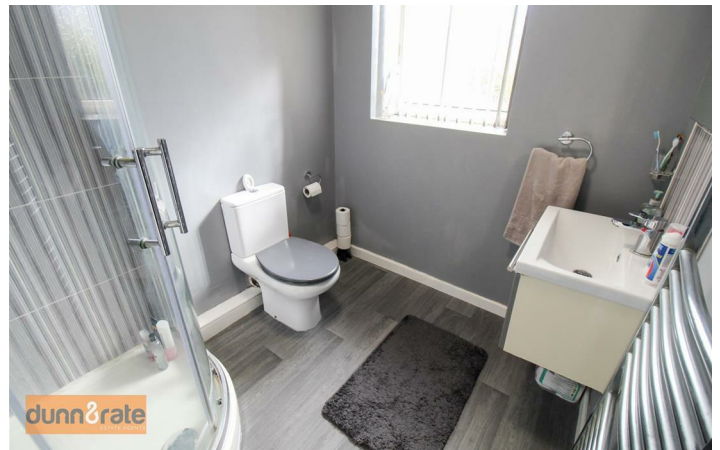
EXTERIOR

The front of the property benefits from a tarmac driveway, hedge border with gate and laid to lawn at the rear.

Garage

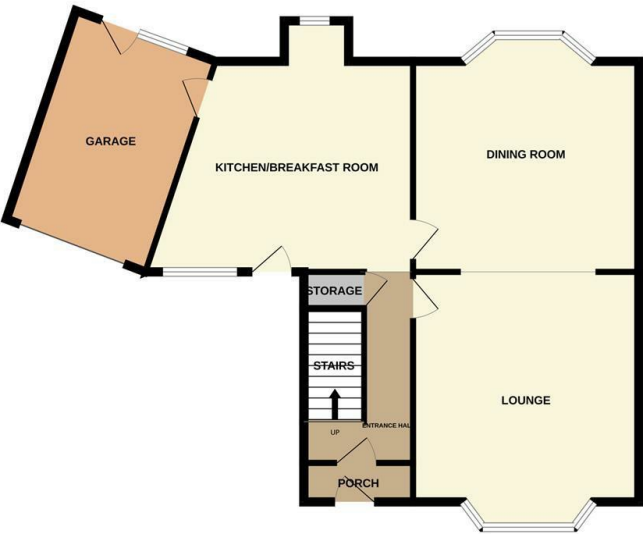
18'6" x 8'3" (5.65 x 2.52)

Accessed door to the front and door to kitchen. Up & over garage door with power and light.



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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