



## 24 Bluestone Avenue

, Burslem, Stoke-On-Trent, ST6 7EF

Offers in the region of £160,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Home is where our story begins"

Could this excellent Traditional Semi Detached home be where your story begins? Offering light, spacious and freshly decorated accommodation, with off road parking and a private rear garden, whilst being located within close proximity to local shops and schools and within easy reach of Stoke on Trent City Centre and its amenities... it's a great place to start!



Denise White Estate Agents Comments

A recently refurbished Two Bedroom Traditional Semi Detached House located in a well established residential area in Burslem. Located within easy reach of local shop and schools, and just s short distance from Stoke on Trent City Centre and its amenities.

The property provides light and spacious accommodation; to the Ground Floor an Entrance Hall leads on through to a spacious Lounge which is positioned to the front elevation with a large Bay Window which allows natural light to flood the room. An opening leads through to a Dining Room located to the rear of the property from which French Doors lead to the rear garden. Alongside the Dining Room you will find a Modern Fitted Galley Kitchen with a large understairs storage cupboard.

To the First Floor, a good sized Double Bedroom is positioned to the front aspect. To the rear elevation there is a good sized Single Bedroom which sits alongside a Family Bathroom.

Externally, there is an off road parking space for one vehicle to the front aspect. To the rear of the property there is a private and enclosed garden which backs on to an open space, offering a good degree of privacy.

Ideal for First Time Buyers and Investors! An internal viewing is highly recommended to appreciate the size, condition and location of this property.

Entrance Hall

uPVC entrance door to the front aspect. Newly fitted carpet. Radiator. Stairs leading to the first floor. Ceiling light. Door leading into:-

Lounge 14'11" x 11'6" max (4.56 x 3.51 max)

Newly fitted carpet. Radiator. uPVC bay window to the front aspect. Coal gas fire on a marble hearth with wooden surround. Ceiling light. Opening into:-

Dining Room 11'8" x 8'6" (3.57 x 2.60)

Newly fitted carpet. Radiator. uPVC French doors leading to the rear garden. Ceiling light. Opening into:-

Kitchen 11'8" x 5'8" (3.56 x 1.73)

Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ring gas hob with extractor hood over and single electric oven. Lino flooring. Radiator. uPVC window to the rear aspect. Ceiling spotlights. Under stairs storage cupboard off.

First floor landing

Newly fitted carpet. uPVC window to the side aspect. Loft access. Ceiling light. Doors leading into :-

Bedroom One 12'8" x 11'6" (3.88 x 3.52)

Newly fitted carpet. Radiator. uPVC window to the front aspect. Ceiling light. Storage cupboard off with a uPVC window to the front aspect.

Bedroom Two 11'8" x 8'7" (3.57 x 2.63)

Newly fitted carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom 7'6" x 5'7" (2.29 x 1.72)

Fitted with a suite comprising of panelled bath with shower mixer tap, low-level WC and pedestal wash handbasin. Part tiled walls. Lino flooring. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

Outside

To the front of the property there is a gravel driveway for one vehicle. Gated access to the side which leads to the rear garden.

Rear Garden

To the rear of the property, there is a private and enclosed garden area with a paved patio and a lawn ideal for children to play and pets to roam. There was also a timber garden shed.

Agents Notes

Tenure: Freehold  
Services: All mains services connected  
Council Tax: Staffordshire Moorlands Band  
No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice with any information on the local property market and the local area. Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advice.

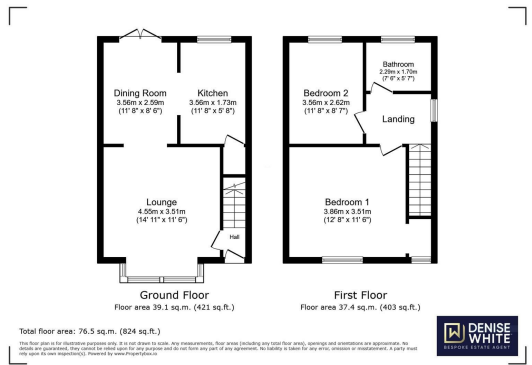
Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

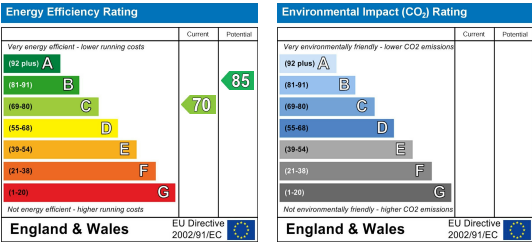
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.