



## 49 Gallimore Close

Burslem, ST6 4DZ



**Offers in the region of £170,000**

Here at Carters, we are pleased to welcome to the market this three bedroom family home which is perfect for first time buyers and growing families alike!

This beautiful home is 'turnkey' ready to move into and enjoy right from day one, with modern finishes and interior throughout.

Stepping into this family home, you are welcomed into the entrance hall which leads through the property into the lounge/dining area which is open plan and is a fantastic size, with the added benefit of a box bow window to the front and sliding patio doors to the rear, which allows plenty of natural light to flood through. The kitchen is modern and stylish, providing the perfect space to eat, cook and entertain, whilst friends and family gather around the table, it also boasts integrated appliances, such as a fridge/freezer and a washing machine. Heading up the stairs, there is a modern family bathroom as well as three good sized bedrooms to enjoy, with the main bedroom benefitting from built in wardrobes and a storage cupboard for added convenience. Situated within a quiet cul-de-sac location, it is a wonderful place to live and raise a family, with a variety of excellent amenities, schools, transport links and walks to enjoy, such as: the A500, the M6, Tunstall town centre, and Westport Lake, all of which are just around the corner.

Please give the team at Carters a call on 01782 470391 to book in a viewing today!

# 49 Gallimore Close

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## Entrance Hall

Composite entrance door to the front elevation.  
Radiator. Laminate flooring.

## Lounge Area

14.06 x 12.00 (4.27m.1.83m x 3.66m.0.00m)  
UPVC double glazed box bow window to the front elevation.  
Coving. Radiator. Laminate flooring.

## Dining Area

7.10 x 8 (2.13m.3.05m x 2.44m)  
UPVC double glazed sliding patio doors to the rear elevation with wooden floor length shutters.  
Coving. Under stairs storage. Archway leading into the kitchen. Radiator. Laminate flooring.

## Kitchen

5.07 x 9.05 (1.52m.2.13m x 2.74m.1.52m)  
UPVC double glazed window to the rear elevation.  
A selection of wood effect wall, drawer and base units, laminate worktops and tiled splash back. A four ring gas hob and built in oven/grill. Stainless steel sink, drainer and mixer tap. Integrated fridge/freezer. Space and plumbing for a washing machine. Boiler. Laminate flooring.

## First Floor Landing

Loft access.

## Bedroom One

10.08 x 8.10 (3.05m.2.44m x 2.44m.3.05m)  
UPVC double glazed window to the front elevation.  
Built in wardrobes. Storage cupboard. Radiator.  
Laminate flooring.

## Family Bathroom

UPVC double glazed window to the side elevation.  
A three piece suite which includes an L shape panel bath with a waterfall wall mounted shower head, a vanity hand wash base unit and recessed WC.  
Recessed ceiling down lighters. Fully tiled walls.  
Extractor fan. Chrome vertical heated towel ladder.  
Tiled floor.

## Bedroom Two

9.02 x 7.04 (2.74m.0.61m x 2.13m.1.22m)  
UPVC double glazed window to the rear elevation.  
Radiator. Laminate flooring.

## Bedroom Three

6.03 x 8.02 (1.83m.0.91m x 2.44m.0.61m)  
UPVC double glazed window to the rear elevation.  
Radiator. Laminate flooring.

## Exterior

To the front there is a gated, paved area as well as a private driveway with ample space for parking.  
The rear private garden is over two tiers and comprises of a block paved patio area and a lawn.  
Gated side access to the rear garden.

## Services

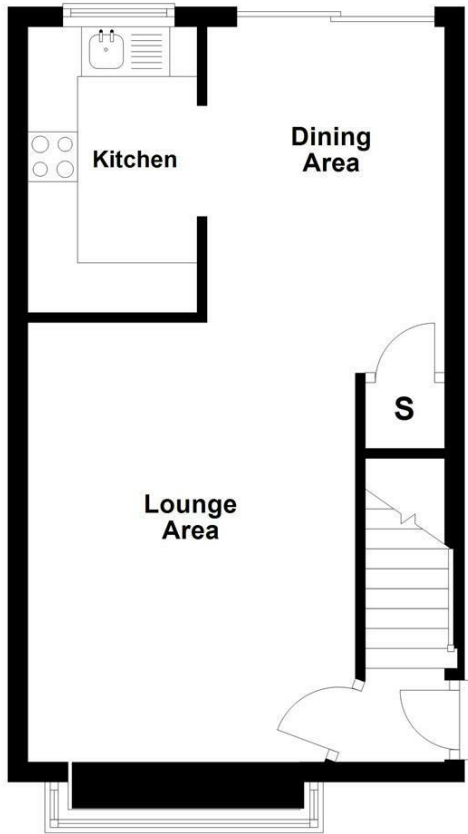
The main services of gas, electric, water and drainage are all connected to the mains.  
Fibre broadband. 4G coverage.

Please note: services and appliances have not been tested by the agent.

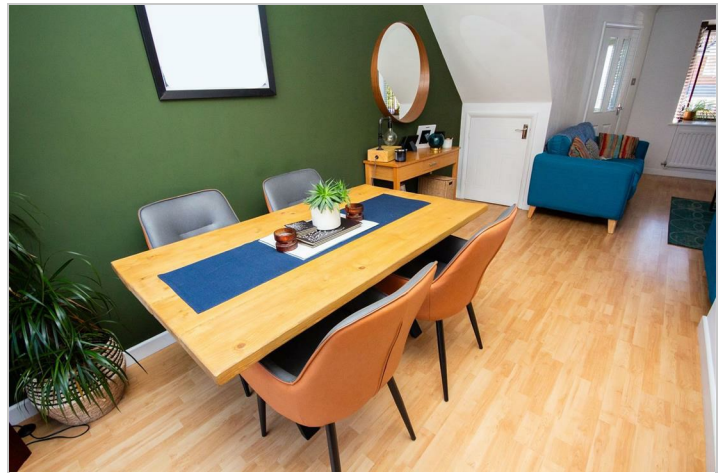
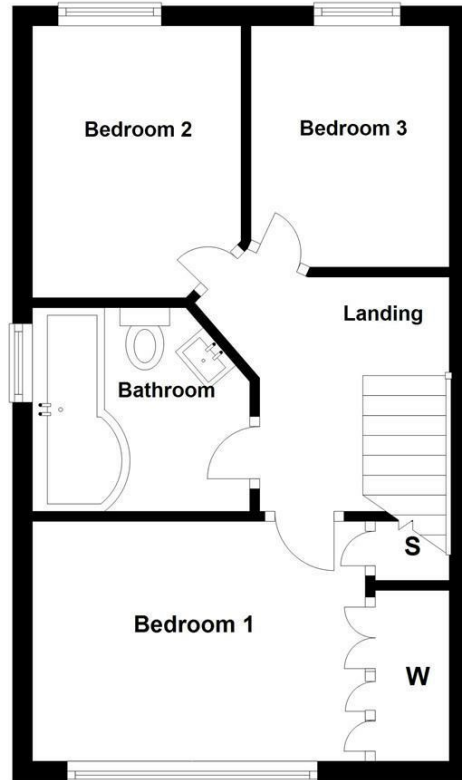
## Additional Information

We Are Led To Believe The Property Is Freehold And Council Tax Band B.

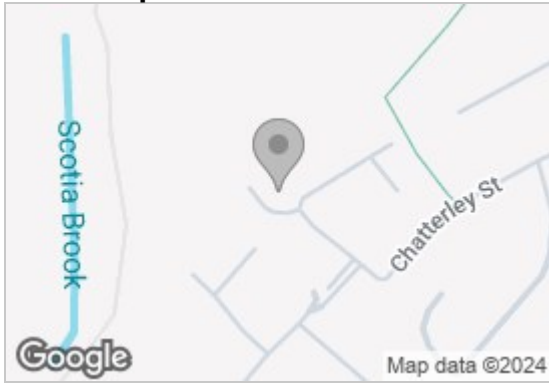
## Ground Floor



## First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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