



11 Grafton Avenue

Burslem, ST6 7DB

Price £215,000



Here at Carters we are delighted to welcome to the market this well presented, and extended semi-detached family home which offers a perfect blend of comfort and modern living. It would be an ideal purchase for first time buyers, those taking the next step on the property ladder or those ever growing families.

On entering the property you are welcomed into the entrance hall with stairs to the first floor. The open plan lounge and dining room provides a great space to entertain family and friends. The spacious kitchen, complemented by a utility room, provides ample storage and workspace, making it a joy for any home cook. Additionally, the ground floor shower room adds convenience, particularly for busy mornings or when hosting visitors. Heading up the stairs you will find three bedrooms, two of which are doubles with built in wardrobes and a family bathroom to relax and unwind in after a long busy day.

The property boasts off-road parking for up to three vehicles, ensuring that parking is never a concern. The low maintenance gardens offer a pleasant outdoor space for relaxation or play, without the burden of extensive upkeep. This home is not only practical but also situated in a friendly neighbourhood, making it a wonderful place to settle down. With its combination of space, and a welcoming atmosphere, this semi-detached house on Grafton Avenue is a fantastic opportunity for anyone looking to make it a new home in.

We anticipate a high volume of interest so please arrange an early viewing by calling Carters on 01782 470391

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Entrance Hall

Composite double glazed entrance door and UPVC double glazed window to the front elevation. Recessed ceiling down lighters. Stairs to the first floor with under stairs storage. Radiator. Tiled flooring.

Dining Room

12'4 x 10'11 (3.76m x 3.33m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Radiator. Laminate flooring. Archway to the lounge.

Lounge

13'4 x 10'11 (4.06m x 3.33m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator. Laminate flooring.

Family Area

9'4 x 6'8 (2.84m x 2.03m)

Radiator. Tiled flooring. Archway into the kitchen.

Kitchen

16'6 x 9'3 (5.03m x 2.82m)

Two UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the rear elevation.

A great selection of wall, drawer and base units. Work surfaces incorporating a sink with a single drainer and mixer tap. Space for a free standing cooker. Space and plumbing for a dishwasher and washing machine.

Coving to the ceiling. Partially tiled walls. Radiator. Tiled flooring.

Utility

6'11 x 5'2 (2.11m x 1.57m)

UPVC double glazed entrance door to the front elevation. Wall units. Work surface with space and plumbing below. Space for an American style fridge/freezer. Partially tiled walls. Tiled flooring.

Shower Room

6'11 x 2'8 (2.11m x 0.81m)

UPVC double glazed window to the front elevation. Three piece suite comprising of a shower enclosure with an electric wall mounted shower. Pedestal wash hand basin. Low level W/C. Tiled walls. Chrome heated ladder towel rail. Tiled flooring.

First Floor Landing

UPVC double glazed window to the side elevation. Loft access.

Bedroom One

13'4 x 10'11 (4.06m x 3.33m)

UPVC double glazed window to the rear elevation. Built in wardrobes. Radiator.

Bedroom Two

10'4 x 9'0 (3.15m x 2.74m)

UPVC double glazed window to the front elevation. Built in wardrobes. Radiator.

Bedroom Three

8'10 x 6'8 (2.69m x 2.03m)

UPVC double glazed entrance door to the rear elevation leading out onto a decked roof terrace. Storage cupboard. Radiator.

Bathroom

UPVC double glazed window to the front elevation. Fitted three piece suite comprising a panelled Jacuzzi bath. Wall mounted wash hand basin. Recessed W/C. Recessed ceiling down lighters. Tiled walls. Chrome heated ladder radiator. Tiled flooring.

Exterior

A rubber driveway to the front providing off road parking, extending to the side leading to a carport. The rear is low maintenance with pretty patio areas with seasonal plants and shrubs. Built-in storage space.

Additional Information

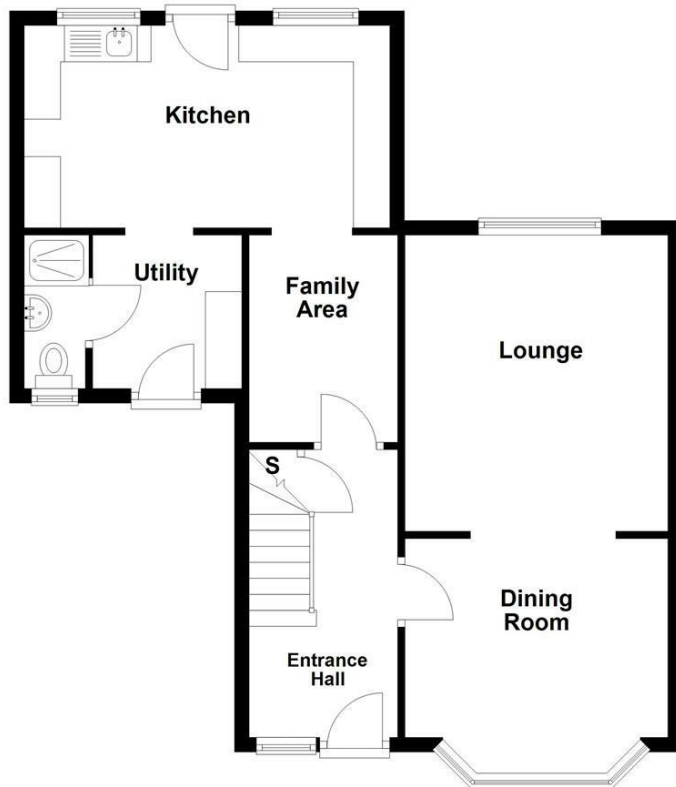
Freehold, Council tax band B.

PROPERTY SIZE: APPROX 1087 square feet / 101 square metres.

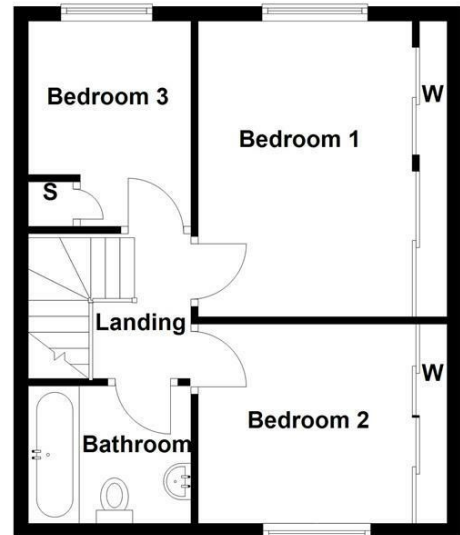
Disclaimer

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Ground Floor



First Floor



11 Grafton Avenue, Burslem



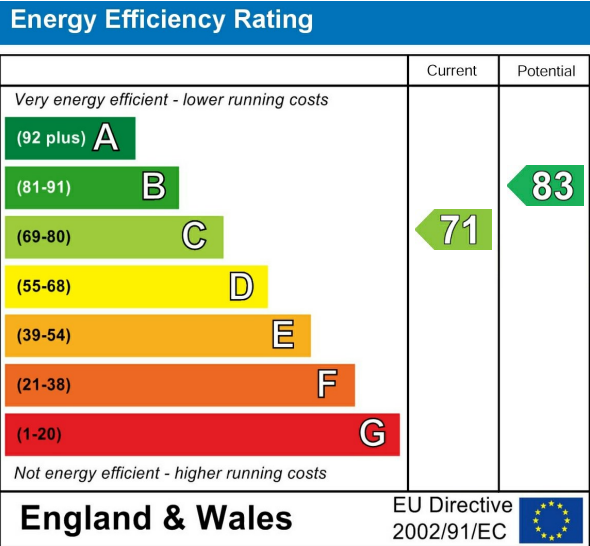
Road Map



Hybrid Map



Energy Efficiency Graph



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