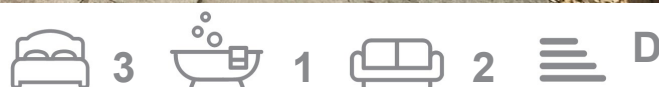




## 15 Brackley Avenue

Burslem, ST6 7DN



**Offers in excess of £190,000**

Carters are proud to welcome to the market this delightful semi-detached house which presents an excellent opportunity for first-time buyers and growing families alike.

With a well-thought-out layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the garden. The fitted breakfast kitchen is equipped with integrated appliances, making it a practical and stylish space for culinary endeavours. The home features three comfortable bedrooms, providing ample space for family members, and a family bathroom which serves the needs of the household.

Outside, the property offers off-road parking for up to five vehicles, ensuring convenience for residents and visitors alike. A garage adds further utility, while the gardens provide a lovely outdoor retreat for leisure and play.

This property is not only a wonderful home but also a sound investment in a vibrant community. With its blend of space, comfort, and practicality, it is sure to appeal to those seeking a welcoming environment in which to thrive. Do not miss the chance to make this charming house your new home.



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## Entrance Hall

UPVC double glazed entrance door to the front elevation. Radiator. Stairs to the first floor. Under stairs storage cupboard. Tiled flooring.

## Living Room

13'6 x 11'3 (4.11m x 3.43m)

UPVC double glazed bay window to the front elevation. Coving to the ceiling. Radiator. Television point. Laminate flooring.

## Dining Room

14'0 x 11'2 (4.27m x 3.40m)

Double glazed sliding patio doors to the rear elevation. Coving to the ceiling. Electric wall mounted fire with a granite hearth. Laminate flooring.

## Conservatory

11'1 x 9'5 (3.38m x 2.87m)

UPVC double glazed windows to the side and rear elevations. UPVC double glazed french patio doors to the rear elevation. Radiator. Tiled flooring.

## Breakfast/Kitchen

16'11 x 6'10 (5.16m x 2.08m)

UPVC double glazed window to the side elevation. Two UPVC double glazed windows to the side, and one UPVC double glazed window to the rear elevation.

A selection of fitted wall, drawer and base units. Work surfaces incorporating inset a stainless steel sink, with a single drainer and mixer tap. Built in electric oven, four ring hob and extractor hood. Integrated washing machine, dishwasher and fridge. Radiator. Tiled flooring.

## First Floor Landing

UPVC double glazed window to the side elevation. Loft access which is partially boarded and velux window.

## Bedroom One

11'2 x 10'0 to wardrobes (3.40m x 3.05m to wardrobes)

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

## Bedroom Two

11'3 x 11'2 (3.43m x 3.40m)

UPVC double glazed window to the rear elevation. Feature cast iron fireplace. Radiator. Wooden flooring.

## Bedroom Three

7'9 x 6'11 (2.36m x 2.11m)

UPVC double glazed window to the front elevation. Radiator. Laminate flooring.

## Bathroom

UPVC double glazed window to the rear elevation. Modern fitted suite comprising of a panel bath with shower above. Vanity wash hand basin. Recessed W/C. Tiled walls. Wall mounted mirror cabinet. Chrome heated ladder towel rail. Tiled flooring.

## Exterior

To the front there is a gravel garden incorporating mature plants and shrubs. To the side there is a paved driveway providing ample off road parking and leads to a detached garage. The rear is enclosed with a paved patio area and a lawned garden housed by gravel and seasonal plants and shrubs.

## Garage

10'0 x 8'0 approximately (3.05m x 2.44m approximately)

UPVC double glazed window to the side elevation. Wooden double doors to the front elevation. Power and lighting.

## Additional Information

Freehold.  
Council tax band B.

PROPERTY SIZE: APPROX: TBC square feet / TBC square metres.

## Disclaimer

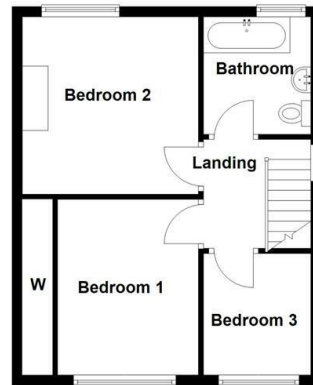
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Ground Floor



First Floor





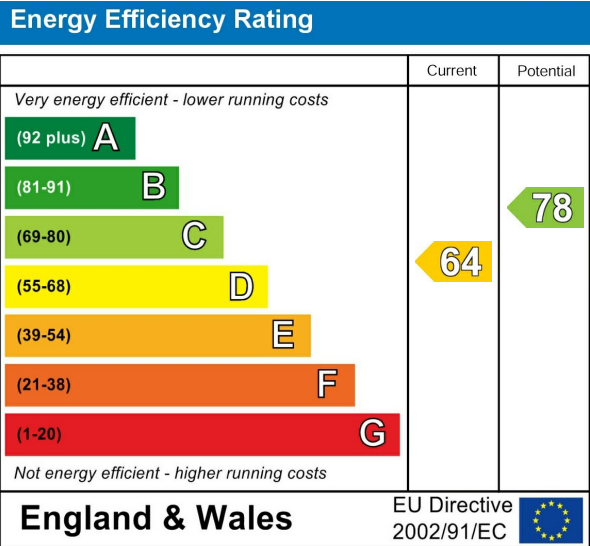
Road Map



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.

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