



Burlington Avenue, Maybank, Newcastle-under-Lyme, ST5 0LA.
Offers in the Region Of £185,000

Whittaker
& Biggs Est. 1930

Burlington Avenue, Maybank, Newcastle-under-Lyme, ST5 0LA.

This immaculately presented two bedroom semi-detached home is nestled on a substantial plot, having a block paved driveway to the frontage and large lawned garden to the rear. You're welcomed into the property via the hallway and through to the impressive living room, having bay fronted window and useful understairs storage. The 15ft dining kitchen has a good range of high gloss contemporary fitted kitchen units to the base and eye level, integral electric oven, electric hob with angled extractor, composite style sink, integrated washing machine, space for an American style fridge/freezer, ample room for a dining table and chairs and access to a Upvc double glazed conservatory which is located to the rear.

To the first floor, the landing provides access to two double bedrooms, with bedroom one being 15ft, with dual windows providing an abundance of natural light. The white bathroom suite comprises of a p-shaped shower bath, shower screen, chrome shower fitment, low level WC, vanity wash hand basin and chrome radiator.

Externally to the front is the block paved driveway, which has a fenced and hedged boundary, the block paving continues to the side with gated access to the rear garden. The rear garden is laid to patio, lawn, path, hedged and fenced boundary and timber shed.

A viewing is highly recommended to appreciate this homes location, plot size, spacious layout and contemporary decor.

Situation

The property is ideally situated within a short drive from Etruria Roundabout and the A500.



Ground Floor

Entrance Hall 4' 0" x 3' 10" (1.22m x 1.16m)

Composite double glazed door to the frontage, radiator, stairs to the first floor.

Living Room 13' 11" x 11' 1" (4.25m x 3.39m)

UPVC double glazed window to the frontage, vertical column radiator, understairs storage cupboard housing the Main gas fired boiler.

Dining Kitchen 15' 8" x 9' 11" (4.78m x 3.02m)

UPVC double glazed window to the rear, double glazed wood doors to the rear, white gloss units to the base and eye level, Beko electric oven, Hotpoint four ring ceramic hob, angled extractor fan, composite sink with drainer, mixer tap, space for a free standing American style fridge freezer, integral washing machine, space for a dining table and chairs, radiator, inset ceiling spotlights.

Conservatory 13' 11" x 9' 11" (4.24m x 3.02m)

UPVC double glazed construction, UPVC double glazed door to the side aspect, radiator,

First Floor

Landing

UPVC double glazed window to the side aspect, loft access.

Bedroom One 15' 9" x 12' 8" (4.79m x 3.86m) Max measurement

Two UPVC double glazed windows to the frontage, radiator, built in storage.

Bedroom Two 11' 4" x 9' 4" (3.45m x 2.85m)

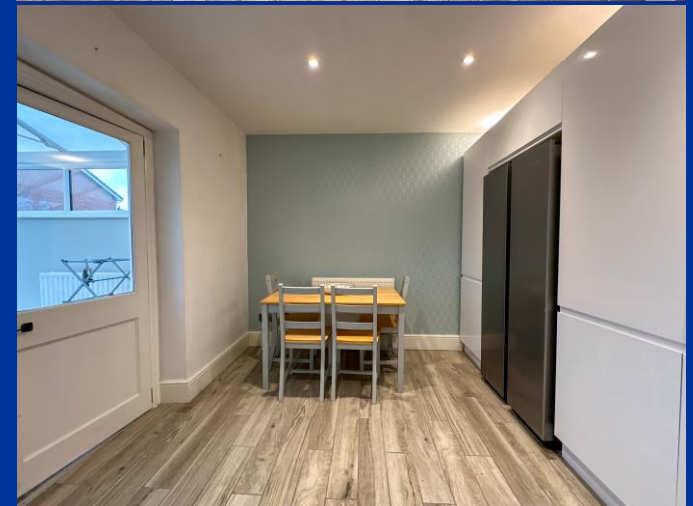
UPVC double glazed window to the rear, radiator, built in shelving.

Bathroom 7' 9" x 6' 0" (2.35m x 1.82m)

UPVC double glazed window to the, p-shaped bath, chrome mixer tap, chrome rainfall shower over, vanity wash hand basin, chrome mixer tap, low level WC, fully tiled, chrome radiator.

Externally

To the frontage, block paved driveway, fence and hedge boundary, gated access to the rear. To the rear, patio, stepped access to the garden which is laid to lawn, fence and hedge boundary, timber shed.



Note:
Council Tax Band: B

EPC Rating: D

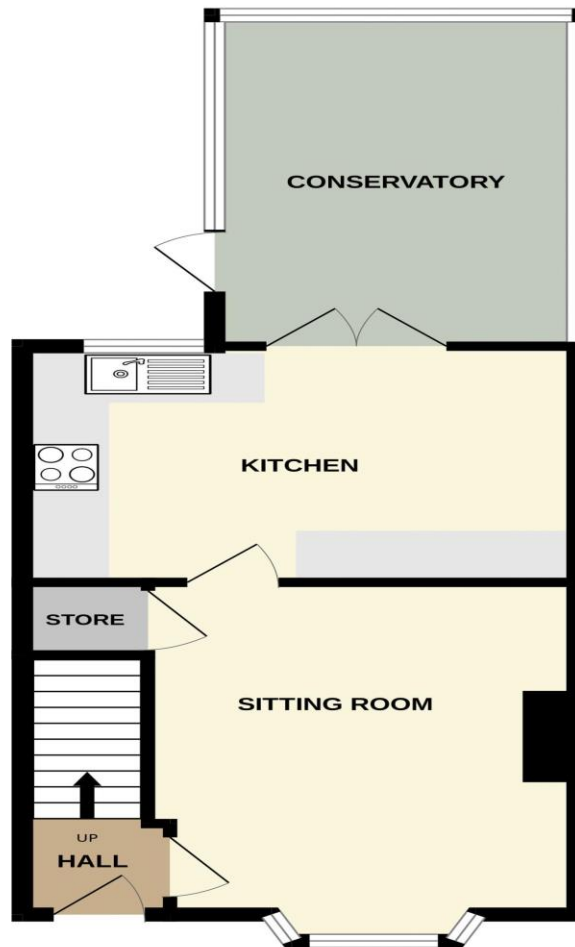
Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



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