



Ironstone Walk, Burslem, ST6 4AA.  
OIRO £185,000

Whittaker  
& Biggs Est. 1930



# Ironstone Walk,

Burslem, ST6 4AA.

Whittaker & Biggs are delighted to offer to the market this three storey, four bedroom semi-detached property which is located in a quiet residential area.

Living space is comprised of a hall, WC, sitting room, and kitchen diner to the ground floor. The first floor has three bedrooms and a family bathroom, whilst the second floor houses the principal bedroom and an en-suite shower room.

The kitchen diner is located at the rear of the property and is flooded with light thanks to two Velux skylights and bi-fold doors. There are a good range of units to the base and eye level and is equipped with appliances that include an Electrolux four ring gas hob, extractor hood, Logik electric fan assisted oven, Beko fridge freezer and an integral Logik washing machine.

A contemporary suite can be found in both the family bathroom and en-suite shower room.

The home is heated by a Vaillant gas fired combi boiler which is located in the fourth bedroom and is double glazed throughout.

Externally to the frontage is an enclosed forecourt with hedge boundary and gated access to the rear.

To the rear, the low maintenance garden has a decked area, paved patio, well stocked borders and gated access to two allocated parking spaces to the rear of the property. Additionally, there is an electric sun awning.

A viewing is highly recommended to appreciate this home's living space, large kitchen diner and outdoor space.

Call Whittaker & Biggs today to book a viewing on 01538 372006.





## Ground Floor

### Hall 10' 1" x 4' 0" (3.08m x 1.23m)

Composite double glazed door to the frontage, stairs to the first floor, anthracite vertical column radiator with mirror, inset ceiling spotlights, WC off.

### WC 5' 11" x 2' 11" (1.80m x 0.90m)

UPVC double glazed window to the frontage, low level WC, pedestal wash hand basin, chrome mixer tap, radiator.

### Sitting Room 14' 10" x 12' 3" (4.51m x 3.74m)

Max measurement

UPVC double glazed window to the frontage, 2x anthracite horizontal column radiators, under stairs storage cupboard, inset ceiling spotlights.

### Kitchen / Diner 15' 10" x 15' 7" (4.83m x 4.76m)

UPVC double glazed bi-fold doors to the rear, 2x Velux skylights with blinds, inset ceiling spotlights, 2x anthracite vertical column radiators, 1x anthracite horizontal column radiator, units to the base and eye level, Electrolux four ring gas hob, Logik electric fan assisted oven, Beko fridge freezer, integral Logik washing machine, stainless steel sink and a half with drainer, chrome mixer tap, extractor hood, tiled floor.

## First Floor

### Landing 9' 9" x 3' 2" (2.96m x 0.97m)

Airing cupboard, radiator, stairs to the second floor.

### Bathroom 8' 2" x 6' 8" (2.50m x 2.02m)

UPVC double glazed window to the rear, panel bath, chrome mixer tap, shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, extractor fan, radiator.

### Bedroom Two 11' 6" x 8' 8" (3.51m x 2.63m)

UPVC double glazed window to the rear, radiator.

### Bedroom Three 11' 6" x 8' 2" (3.5m x 2.48m)

Max measurement

UPVC double glazed window to the frontage, radiator.

### Bedroom Four 8' 10" x 7' 1" (2.68m x 2.16m)

UPVC double glazed window to the frontage, radiator, wall mounted gas fired Vaillant combi boiler.

## Second Floor

### Landing

Radiator.

### Bedroom One 12' 9" x 8' 8" (3.89m x 2.65m)

4x Velux skylights with blinds to the rear, radiator, eaves storage, loft hatch, en-suite.

### En-suite 8' 8" x 4' 2" (2.63m x 1.27m)

Velux skylight to the frontage, shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, extractor fan, radiator.

### Loft

Boarded.

## Externally

To the frontage, gated forecourt, hedge boundary, gated access to the rear.

To the rear, paved patio, area laid to lawn, decked area, fence boundary, gated access to the rear, well stocked borders, metal shed, power sockets, electric sun awning. Two allocated parking spaces.



Note:

Council Tax Band: C

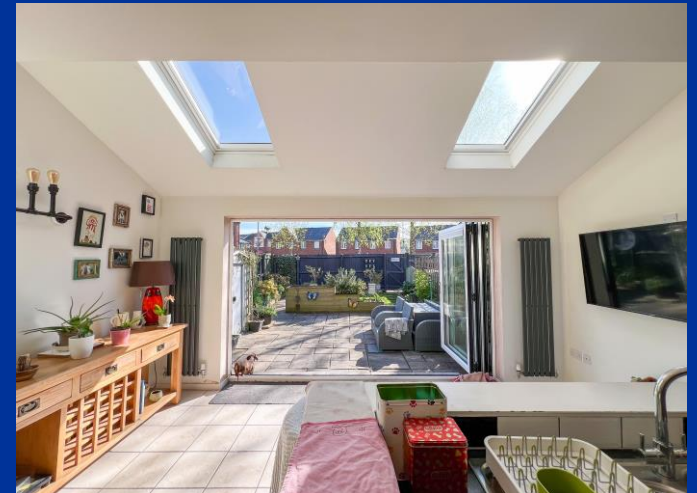
EPC Rating: TBC

Tenure: Leasehold

Ground rent: £100 every 6 months

Maintenance fee: £110 every 6 months

Lease term: TBC



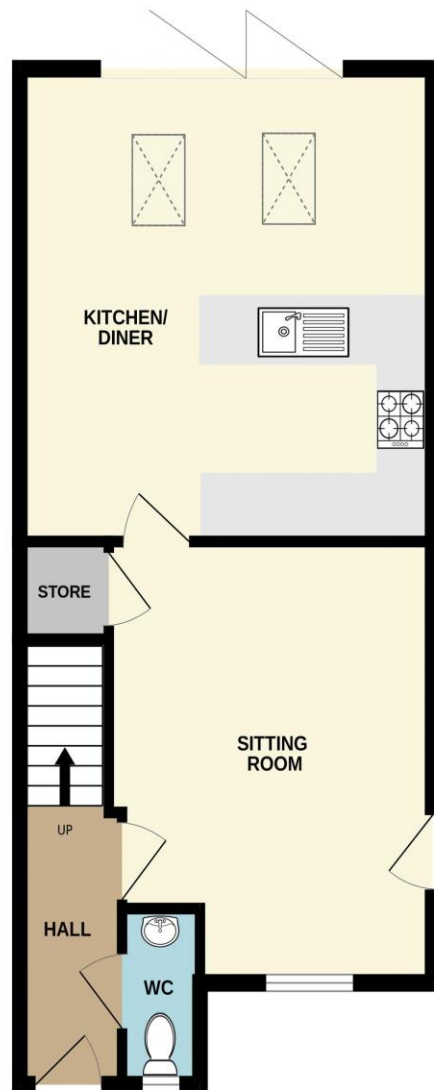




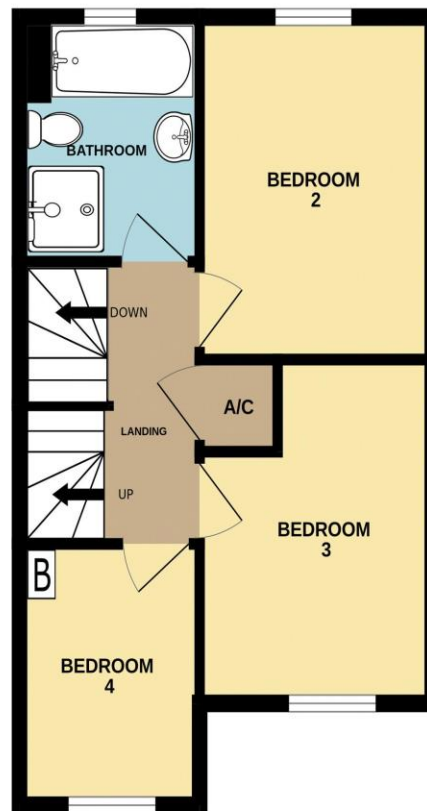




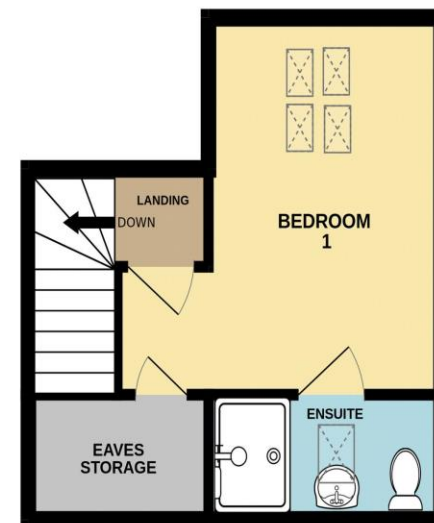
GROUND FLOOR



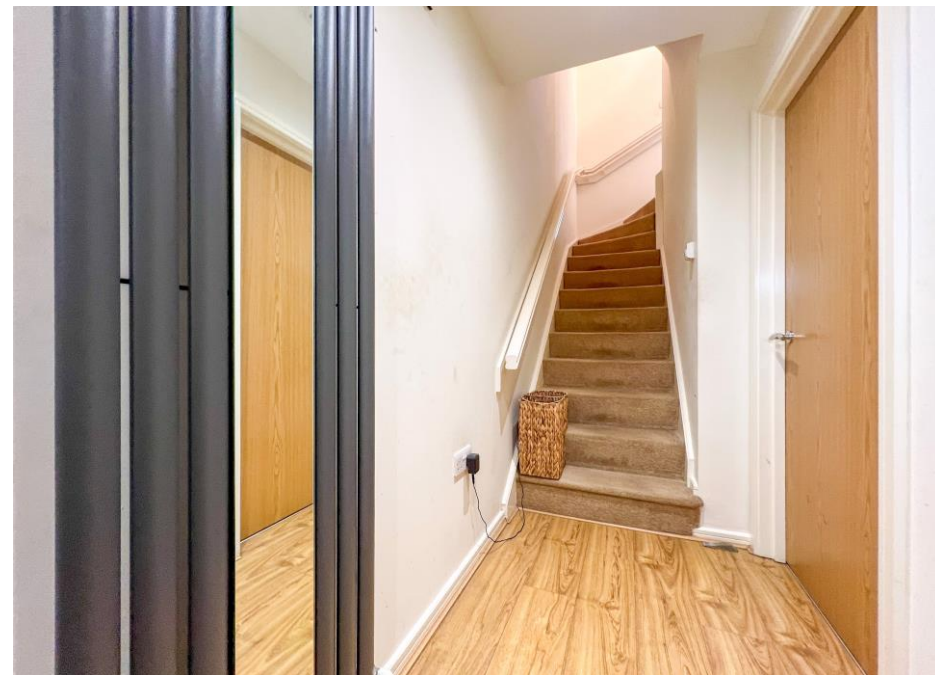
1ST FLOOR



2ND FLOOR







## Situation

This home is located in a quiet residential area. It is a short walk away from Burslem town centre and is close to the A500, which provides good commuting to the M6 motorway, Hanley city centre, Stoke and local towns.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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