



Kelsall Street, Burslem, ST6 1HL.
£110,000.

Whittaker ^{Est. 1930}
& Biggs

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This stylish 2 double bedroom home offers beautifully styled interior coupled with additional benefits such as en suite shower room, clever storage & spacious open plan living space. The open plan lounge & dining room has been opened to create a modern living & dining space with feature chimney breasts with display fireplaces. The kitchen has been refurbished with on trend units & integral appliances including two separate ovens. There's a refurbished ground floor bathroom in addition to the en suite shower room which is a fantastic addition to this super sized bedroom. Externally there is an enclosed rear yard of low maintenance which could be further utilised as an outdoor garden area. This is an ideal property for those looking to acquire a ready to move into home & would suite a range of purchasers including FTB, small families & downsizers. The property is located close to local amenities with the local primary school adjacent. Burslem Park is also close by as well as shopping facilities of Hanley town centre.



Entrance Hall

Timber front entrance door.

Lounge Diner 13' 5" x 26' 4" (4.09m x 8.02m)

Dining Area Having UPVC leaded window to the front aspect, radiator, ornate coving to ceiling, wall, light points, feature open fireplace to chimney breast with exposed timber mantle and slate hearth. Cupboards housing gas and electricity metres. Stairs giving access to 1st floor landing. Continuous oak effect laminate flooring running through the lounge and dining area.

Lounge Area Radiator, UPVC double glazed window to rear aspect, feature open fireplace to chimney breast with slate hearth, and expose timber mantle, continuous ornate coving to ceiling, wall, mounted TV point. Built in storage cupboard.

Kitchen 12' 0" x 6' 10" (3.67m x 2.09m)

Having a range of modern wall mounted cupboard and base units with fitted worksurface over incorporating a composite one and a half bowl single drainer sink unit with mixer tap over. Range of quality integral appliances, including touch control ceramic hob with fitted black chimney style extractor fan with matching black splashback. Two integral electric double oven and combination grills, Integral fridge freezer, integral dishwasher. Plumbing for washing machine. Cupboard concealing gas fired combi central heating boiler. UPVC double glazed window to side, aspect, tiled flooring, coving and recessed LED lighting to ceiling, loft access point.

Vestibule

Having a UPVC double glazed side entrance door with obscured glaze panel, continuous tiled floor with recessed lighting to ceiling. Store cupboard with fitted shelving.

Bathroom 6' 4" x 6' 7" (1.94m x 2.00m)

Having a modern suite, comprising of shower bath with thermostatically controlled shower with rainfall and detachable shower. Glazed shower screen, pedestal wash hand basin, low-level WC. Fully tiled walls and floor, extractor fan, lighting to ceiling, UPVC double glazed obscured window to side aspect. Chrome heated towel, radiator.

First Floor Landing

Bedroom One 17' 3" x 9' 11" (5.25m x 3.01m)

Having UPVC double glazed window to the front aspect, oak affect laminate flooring, radiator, coving to ceiling, recessed LED lighting, half panelled walls. Range of fitted wardrobes with overhead pelmet, fitted lighting with recess for bed. Built in cupboard to over stairs bulkhead.

En-suite Shower Room

Having an enclosed shower cubicle with electric shower and fully tiled area, patterned tiled effect flooring, chrome heated towel, radiator, extractor and LED lighting to ceiling.

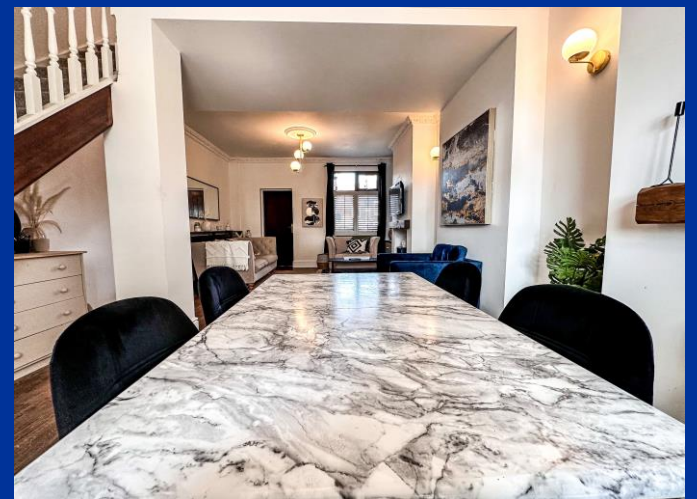
Bedroom Two 8' 7" x 12' 3" (2.62m x 3.74m)

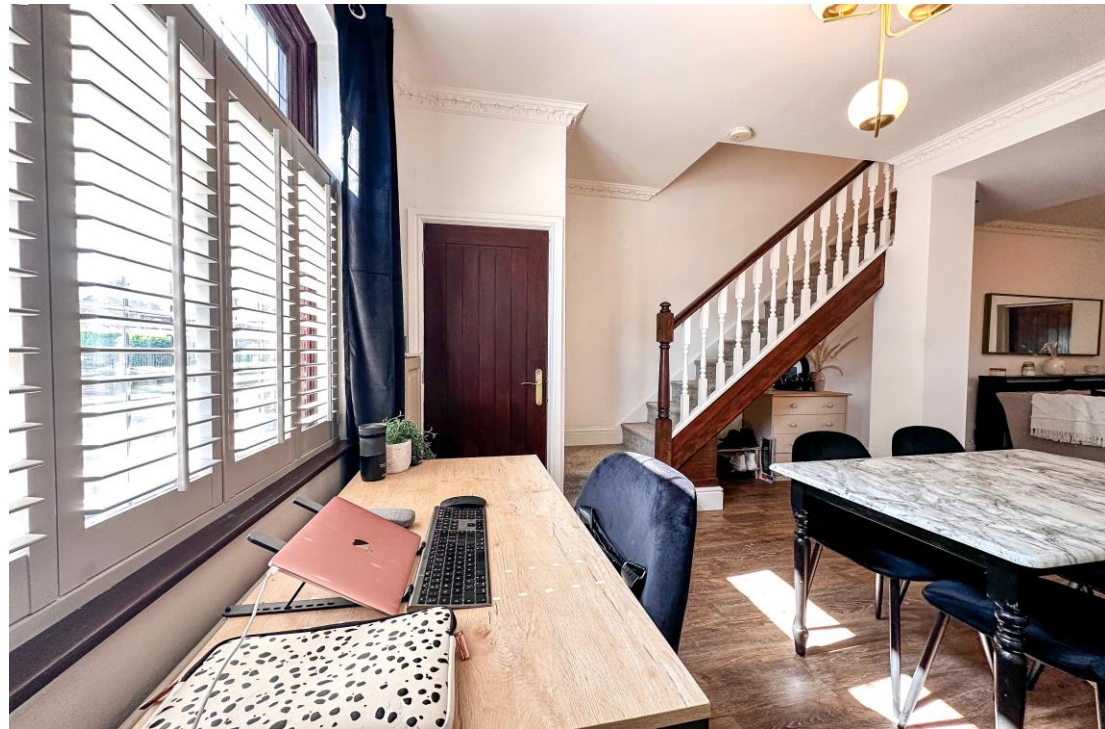
extending to 4.09 m. Having a UPVC double glazed window to rear aspect, radiator, access to loft space. laminate flooring.

Externally

There is a fully enclosed rear yard, laid to paving for ease of maintenance. Gateway to entry. Unrestricted on road parking available outside the property to the front aspect.











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