

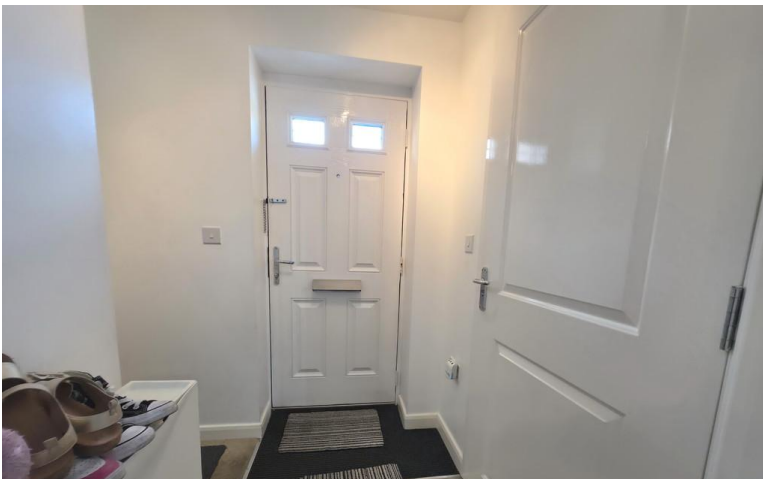


Darwin Drive
Burslem, ST6 4AD

- A SEMI DETACHED HOUSE
- GORGEOUS PRESENTATION
- THREE BEDROOMS, NO CHAIN!
- STUNNING LANDSCAPED REAR GARDEN
- HALL, CLOAKS/W.C, LOUNGE
- MODERN KITCHEN/ DINING ROOM
- 1ST FLOOR BATHROOM & ENSUITE
- DRIVEWAY FOR PARKING, END OF CUL DE SAC

£185,000





Property Description

INTRO

Have that WOW factor, from the moment you step inside! This family sized **THREE BEDROOM** semi detached home isn't an opportunity you are going to want to miss! **AVAILABLE WITH NO CHAIN** - The property comprises an entrance hall, ground floor cloaks/w.c, lounge, modern kitchen/ dining room, and to the first floor are the bedrooms, family bathroom, and separate ensuite. Boasting a truly gorgeous landscaped rear garden, being of porcelain paving, astro turf area, and including the benefit of a pergola and if required, the excellent condition hot tub can be purchased separately! Tarmac driveway to the side offering parking for multiple vehicles. UPVC double glazing and gas central heating from a combi boiler. Ideal tucked away location, yet nearby amenities and road links across the city. Leasehold Tenure. Further fixtures/ fittings can be included in the sale. You'll have to be quick to contact us for your viewing - **GO GO GO!**



DIRECTIONS

Please use postcode ST6 4AD for Sat Nav/ Google Maps. From Scotia Road, turn into the new estate and Darwin Drive. Follow the road round, and straight over at the roundabout, where the property can be found on the right hand side (no for sale sign).

LEASEHOLD TENURE

The property's tenure is Leasehold - And we understand has approx 136 years remaining on the lease. Our vendor advises of the ground rent and service charge being £426.28 per annum.

ACCOMMODATION

ENTRANCE HALL

Composite front entrance door. Coir matting. Radiator. Staircase to the first floor.

CLOAKS/ W.C

6' 5" x 2' 9" (1.96m x 0.84m)

Low level W.C and wash hand basin. Frosted window to the front. Radiator. Tiled floor.

LOUNGE

17' 7" x 11' 8" (5.36m x 3.56m)

Gloss laminate flooring. Radiator. Window to the front.



KITCHEN/ DINING ROOM

15' 8" x 8' 11" (4.78m x 2.72m)

Comprising a modern fitted kitchen, with a defined area for a dining table - with red base and wall mounted cupboard units and worksurfaces over. Inbuilt electric oven/grill with four ring gas hob, and fitted extractor above with splash back. Space for the tall fridge freezer, and space/ plumbing for a washing machine. Single drainer sink unit. Cupboard concealing Logic combi 35 gas boiler. Radiator. Window to the rear, and French doors to the rear garden. Tiled flooring. Door to useful understairs storage cupboard, with space for a condenser dryer.



FIRST FLOOR LANDING

Window to the side. Door to useful storage cupboard. Access to the loft via pull down ladder.

BEDROOM ONE

13' 9" x 8' 5" (4.19m x 2.57m)

Window to the front, radiator. Please note the bed in this room is a 'King size' Otterman bed, (with pull up inbuilt LG Smart TV, having surround sound) which could be included in the sale if required. Door to:





ENSUITE

8' 5" max x 4' 5" (2.57m x 1.35m)

Low level W.C and wash hand basin with cupboard below. Enclosed shower cubicle with electric shower, glass screen and tiles. Wall mounted vanity cupboard with shelving. Cushion flooring.

BEDROOM TWO

10' 2" x 8' 5" (3.1m x 2.57m)

Window to the rear, radiator.

BEDROOM THREE

8' 8" x 6' 3" (2.64m x 1.91m)

Window to the front, radiator.



BATHROOM

6' 2" x 5' 7" (1.88m x 1.7m)

Suite comprising a panelled bath, with tiled splashbacks. Low level W.C and wash hand basin. Radiator. Cushion flooring. Extractor fan. Frosted window to the rear. Vanity cupboard.

EXTERNALLY

FRONT/ DRIVEWAY

A small front landscaped stoned area with border. The tarmac driveway sits alongside the property with parking for several vehicles. Newly fitted double length composite gate leads to:

REAR GARDEN

A superbly renovated landscaped rear garden area, being of porcelain paving, with steps down to a further section, and enclosed by a wall with feature side lights, leads to a nice astro turf area. Hot & Cold outside tap installed (with 25m hose reel included). IP Rated Outdoor Sockets installed. The pergola, is of solid oak, and has a rubber roof with proper drainage fitted. Also, the hot tub, which is in excellent condition, is available to be purchased separately, which cost over vendor £6,500 - and is serviced regularly. Enclosed with fencing to all sides. Timber shed. Gravelled borders. There is wired CCTV fitted to the property which is included in the sale. Has to be seen to be fully appreciated!

FIXTURES/ FITTINGS AVAILABLE

As part of the sale, the fitted kitchen units would be included, along with the pergola. Other fixtures/fittings could be included in the sale, subject to price/ availability upon request.





VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

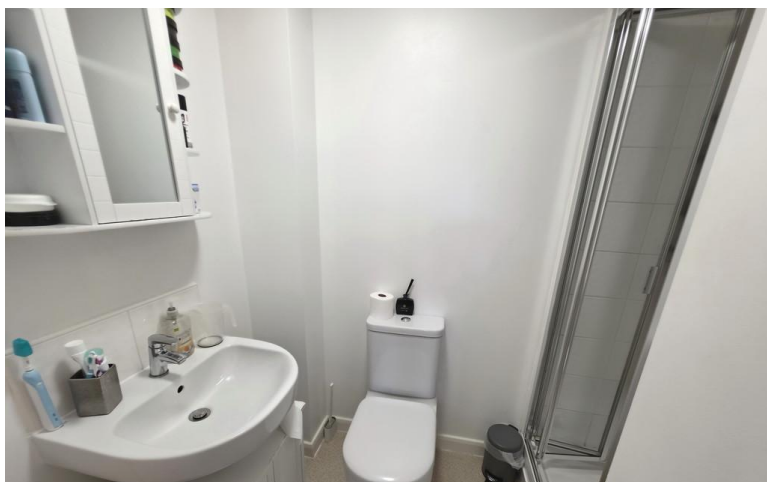
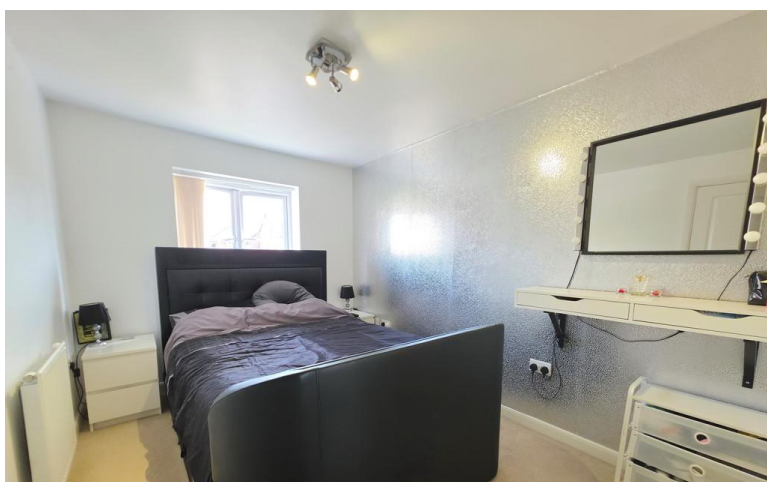
LOCAL AUTHORITY

Stoke-on-Trent City Council.

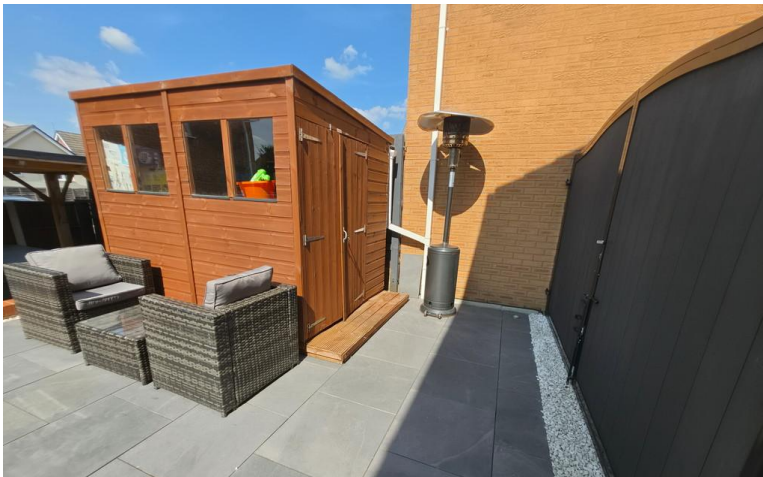
COUNCIL TAX BAND B

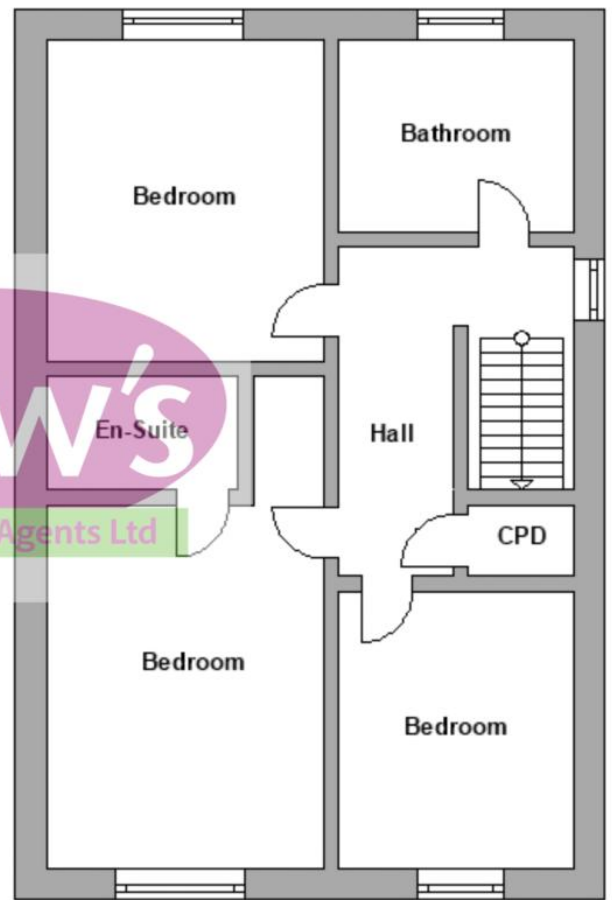
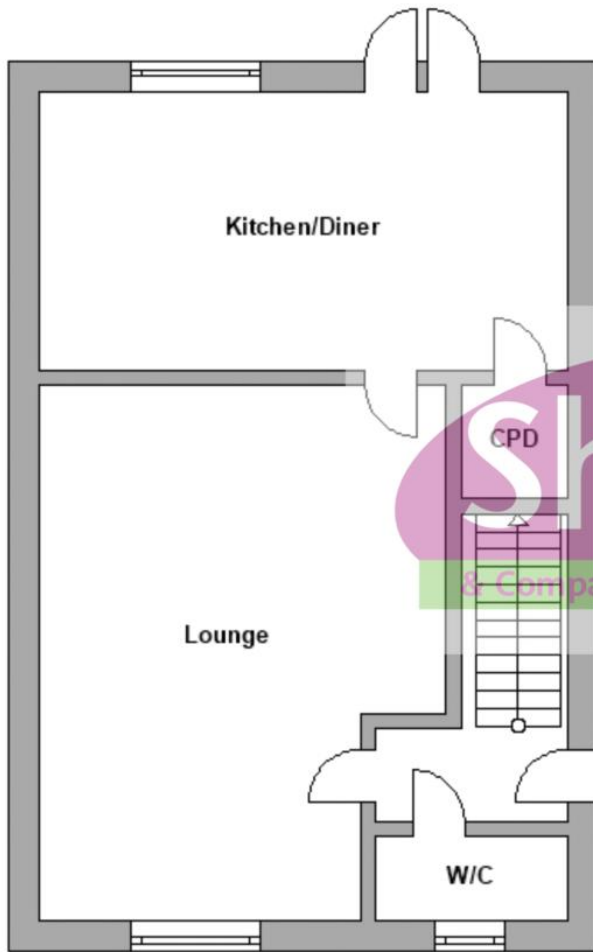
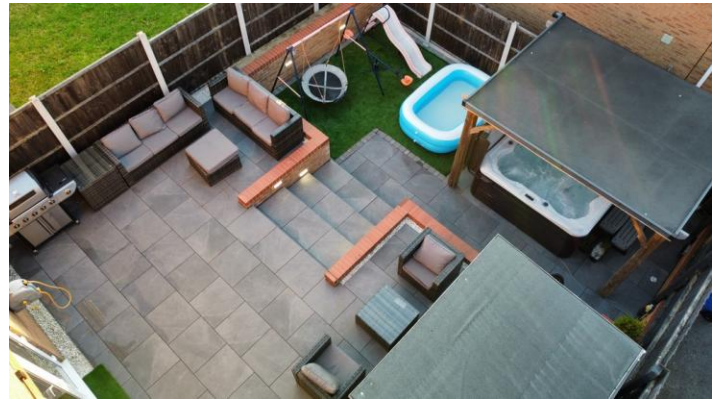
EPC RATING (PDF available online)

Current: 76C Potential: 81B









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements