



24 Burtree Drive, Norton Heights, Stoke-on-Trent, Staffordshire, £960 PCM

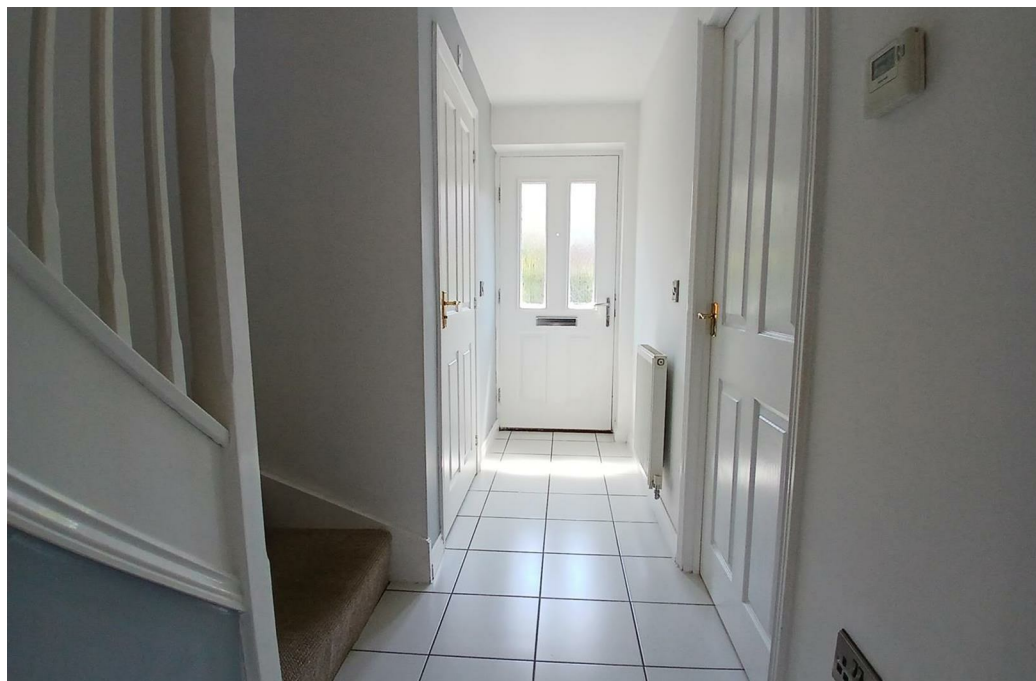
- Available immediately!
- Popular location on Norton Heights
- Off road parking
- 3 bedroom family home
- Master bedroom with ensuite

24 Burtree Drive, Stoke-on-Trent ST6 8GY

Whittaker & Biggs are pleased to offer for LET this three bedroom semi-detached house situated upon the popular Taylor Wimpey development of Norton Heights. The accommodation comprises of an entrance hallway, kitchen, lounge/diner and W.C. To the first floor there are three bedrooms, the master with en-suite and a family bathroom. Garden to the rear and tarmacadamed drive to the side of the property offering off road parking.



Council Tax Band: C



Entrance Hallway

Double glazed front entrance door, leading into the hallway, tiled floor, double radiator, double power point socket and central heating thermostat. - Size :

W.C

Comprising of a white low level W.C and white pedestal wash hand basin with tiled splash back. Tiled floor, double radiator, electric extractor fan and Upvc double glazed window. - Size :

Kitchen

11'2" x 8'10"

Beech effect wall mounted, base and draw units. Marble effect work surface with breakfast bar and inset stainless steel sink with drainer incorporating mixer tap. Inset four ring gas hob with electric extractor fan over, integrated electric fan oven and grill. Four double and one single power point sockets, double radiator, tiled floor and wall mounted combi boiler. - Size : - 11' 2" x 8' 10" (3.40m x 2.68m)

Lounge / Diner

15'9" x 13'10"

Upvc double glazed window, Upvc double glazed doors leading to the rear garden area. Double radiator, four double power point sockets and access to a storage cupboard under the stair case. - Size : - 15' 9" x 13' 10" (4.79m x 4.22m)

First Floor

Size :

Stairs / Landing

One double power point socket, loft access, Upvc double glazed window and access to storage cupboard. - Size :

Bathroom

6'2" narrowing to 5'6" x 6'1"

Three piece white suite comprising of a panel bath, pedestal wash hand basin with tiled splash back and low level W.C. Tiled floor, double radiator, electric extractor fan and Upvc double glazed window. - Size : - 6' 2" narrowing to 1.68m x 6' 1" (1.88m x 1.85m)

Master Bedroom

10'11" x 9'3"

Upvc double glazed window, double radiator, three double power point sockets, aerial socket, telephone socket, built in wardrobe and access to the en-suite. - Size : - 10' 11" x 9' 3" (3.34m x 2.83m)

En-suite

Three piece white suite comprising of a pedestal wash hand basin with tiled splash back, white low level W.C and a fully tiled walk in shower cubicle incorporating an electric shower. Double radiator and electric extractor fan. - Size :

Bedroom Two

9'5" x 8'2"

Upvc double glazed window, two double power point sockets and double radiator. - Size : - 9' 5" x 8' 2" (2.88m x 2.48m)

Bedroom Three

7'3" x 6'6"

Upvc double glazed window, double radiator and two double power point sockets. - Size : - 7' 3" x 6' 6" (2.20m x 1.99m)

Externally

Size :

Front

Driveway with tarmacadamed base providing off road parking for two vehicles. - Size :

Rear Garden

Patio, lawn and shrub area, garden shed and timber fenced boundaries with gate for access to the driveway. - Size :





Directions

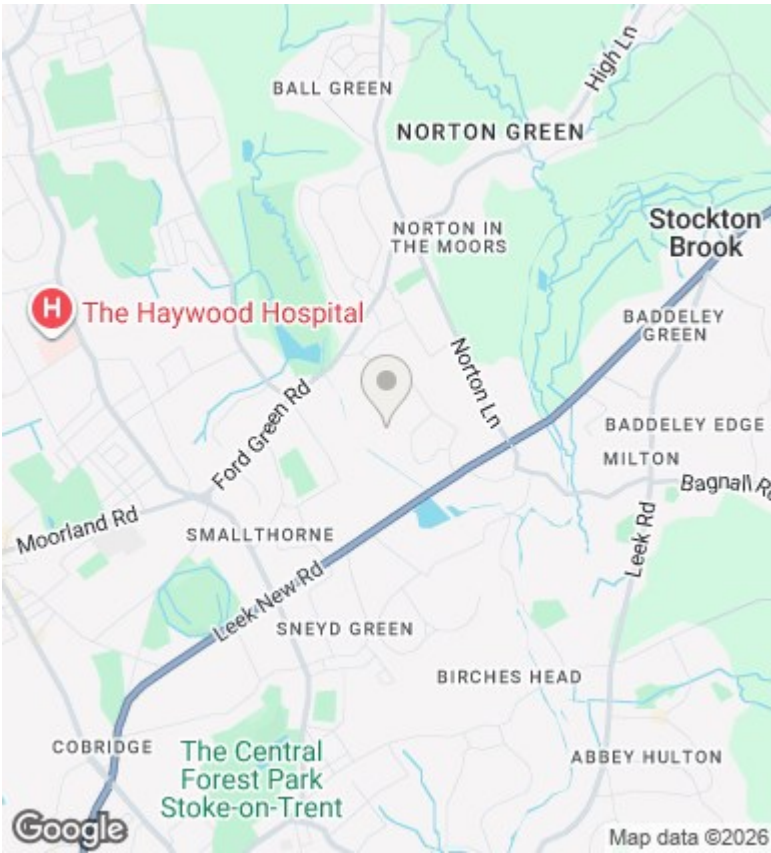
From our Derby Street, Leek, offices proceed out of the town on the A53 Newcastle Road passing through the villages of Longsdon, Endon, Stockton Brook and Baddeley Green. Follow this road for approximately seven miles to the small traffic lights proceed straight ahead and at the next set of traffic lights turn right into Chasewater Drive, follow this road to its extremity and turn left onto Bellerton Lane. Take your first left off Bellerton Lane into

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 