

## 84 Dollys Lane, Burslem, Stoke-On-Trent, Staffordshire, ST6 7AW



**Freehold £164,950**

Bob Gutteridge Estate Agents are delighted to bring to market this semi detached home situated in this ever popular and convenient Burslem location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A53. This home offers the modern day comforts of timber double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, spacious lounge, fitted kitchen / diner, and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers generous gardens to front and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE LOBBY 0.89m x 1.88m (2'11" x 6'2")

With Upvc double glazed frosted side access door, pendant light fitting, single panelled radiator, Stirling alarm system, thermostat, stairs to first floor and door leading off to;

### LOUNGE 3.56m x 4.19m (11'8" x 13'9")

With Upvc double glazed bay window to front, pendant light fitting, single panelled radiator, TV aerial connection point, power points, access to understairs storage cupboard and door leading off to;



## FITTED KITCHEN / DINER 4.52m x 2.41m (14'10" x 7'11")

With Upvc double glazed patio sliding rear access door, Upvc double glazed window to rear, two three-lamp spotlight fittings, single panelled radiator, ceramic tiled flooring, a range of base and wall mounted storage cupboards providing ample domestic storage space, round edge worktop, built-in bowl and a half sink unit with mixer tap above, built-in Credaplan convection oven with four-ring gas hob above and extractor hood above, ceramic splashback tiling, power points, space for fridge / freezer, space for automatic washing machine, space for dishwasher and a Glowworm gas boiler providing the domestic heating systems.



## FIRST FLOOR LANDING 1.91m x 2.44m (6'3" x 8'0")

With timber glazed window to side, pendant light fitting, loft access, smoke alarm, airing cupboard housing hot water cylinder providing the domestic hot water system and doors leading off to;



## **BEDROOM ONE (REAR) 3.53m x 2.57m (11'7" x 8'5")**

With timber glazed window to rear, three-lamp spotlight fitting, single panelled radiator, ADSL / phone line connection point and power points.



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## **BEDROOM TWO (FRONT) 2.36m x 3.10m (7'9" x 10'2")**

With timber glazed window to front, pendant light fitting, single panelled radiator, TV aerial connection point and power points.



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### **BEDROOM THREE (FRONT) 2.24m x 2.11m (7'4" x 6'11")**

With timber glazed window to front, pendant light fitting, single panelled radiator, TV aerial connection point and power points.



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### **FIRST FLOOR BATHROOM 1.88m x 1.93m (6'2" x 6'4")**

With timber glazed window to rear, pendant light fitting, single panelled radiator, ceramic splashback tiling, extractor fan and a white suite comprising low level WC, pedestal sink unit and panelled bath unit with Triton Barbados electric shower unit.



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### **FORE GARDEN**

Bounded by concrete post and timber fencing and garden brick wall, with stone flag paving and driveway providing parking for one vehicle.

## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, with Indian stone paving and patio area providing ample domestic patio and sitting space.



## COUNCIL TAX

Band 'B' amount payable to City of Stoke-on-Trent Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

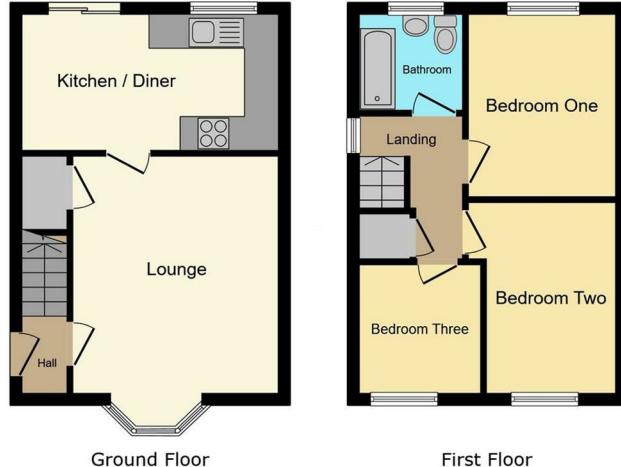
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

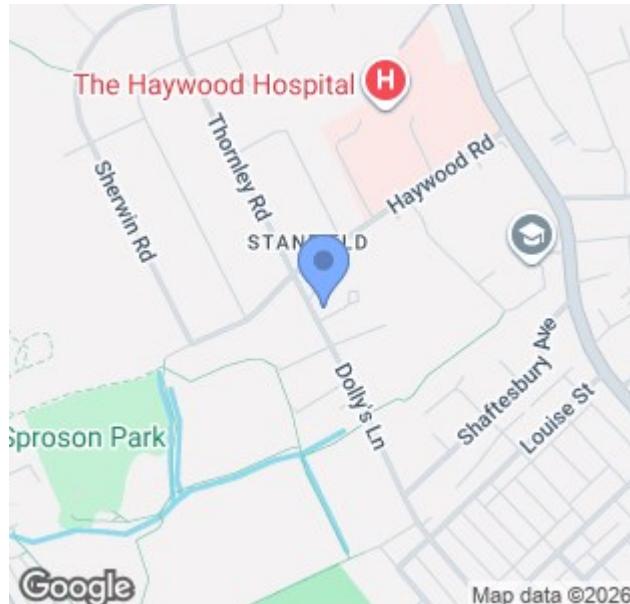
Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### Hours of Opening

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

