



High Lane
Burslem, ST6 7BT

- SUPERBLY RENOVATED THROUGHOUT
- TO A HIGH SPECIFICATION
- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN, A BACK TO BRICK RENOVATION
- DRIVEWAY & GARAGE TO THE REAR
- STUNNING NEW KITCHEN/ DINER & BATH/ SHOWER ROOM
- NEW ROOF, BOILER, ELECTRICS, DECOR & FLOORING

£210,000





Property Description

INTRO

Wow, what a sight to behold! Sitting on the ever popular High Lane, Shaw's are extremely proud to introduce you to this true gem of a property! Available with NO CHAIN - This THREE BEDROOM semi detached home has been extensively refurbished throughout to a beautiful specification, with no corner left untouched! Comprising a front entrance hall with Minton flooring, a cloakroom/w.c/utility, lounge, a bespoke kitchen/ dining room, and to the first floor are the three bedrooms and exquisite bathroom suite with a separate shower. A potential driveway and garden to the front, and driveway to the side/ rear, with a nicely enclosed rear garden surrounded by mature trees and shrubs, and a detached garage. The property benefits from being re-plastered throughout, with new decor and flooring, a new roof, new boiler and electrics all updated. Don't hang around for this one, we expect this to be what we call, A HOT PROPERTY!

DIRECTIONS

Sitting on High Lane, and on the corner of Thorneycroft





Avenue, the property can be found as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

11' 0" x 6' 1" (3.35m x 1.85m)

Composite front entrance door. Minton flooring. Staircase to the first floor. Radiator.

UTILITY/ W.C

10' 1" x 7' 2" (3.07m x 2.18m)

A useful utility room having base storage cupboards and a worksurface. Space and plumbing for a washing machine. Low level W.C and double sink. Chrome towel radiator. Frosted window to the side. Spotlights to the ceiling. Laminate flooring. Further store cupboard.



LOUNGE

14' 5" x 10' 3" (4.39m x 3.12m)

Window to the front, radiator.

KITCHEN/ DINING ROOM

18' 8" x 13' 7" (5.69m x 4.14m)

A sublime newly fitted kitchen with great sized defined dining area, which has to be seen to be truly appreciated. An excellent range of base and wall mounted cupboard units with worksurfaces over and splash back tiling. Single drainer sink unit with mixer tap. Breakfast bar island with storage cupboards to one side, and to the other, space for seating. Integrated tall fridge/ freezer. Integrated dishwasher. Electric oven/ grill with hob and fitted extractor above. Laminate flooring, radiator. Spotlights to the ceiling. Windows to both the front and rear, provide reams of natural lighting. Cupboard concealing newly fitted consumer unit (the property has had a full re-wire) and meters. Rear entrance door.



FIRST FLOOR LANDING

7' 6" x 5' 0" (2.29m x 1.52m)

Window to the rear with a nice outlook. Access to loft via pull down ladder (with the loft being partially boarded and insulated).



BEDROOM ONE

13' 5" x 10' 1" (4.09m x 3.07m)

Window to the front, radiator.

BEDROOM TWO

10' 3" x 10' 1" (3.12m x 3.07m)

Window to the front, radiator.

BEDROOM THREE



8' 2" x 7' 1" (2.49m x 2.16m)

Window to the rear, radiator. Open store area with rail.

BATH/ SHOWER ROOM

8' 1" x 7' 11" (2.46m x 2.41m)

A beautifully modernised suite having both a panelled bath, and separate shower cubicle with mains pressured power shower. Low level W.C, wash hand basin with vanity cupboard below. Chrome towel radiator. Part tiled walls and tiled flooring. Frosted window to the rear. Spotlights to the ceiling. Extractor fan. Store cupboard with three open shelf feature to the side.



EXTERNALLY

FRONT

A potential driveway, once the curb to the front is dropped (subject to approval). A paved/ gravelled garden area, with newly fitted fencing, leads to the side and rear of the property. Trees and shrubs to the borders. Enclosed with a wall.

REAR/ DRIVEWAY

A low maintenance and private paved rear garden, surrounded by trees. With nice potential to make your own mark. Enclosed by newly fitted fencing and shrub borders. A useful outhouse within the rear of the building houses the newly fitted gas combi boiler. A drive sits to the side/ rear, with access from Thorneycroft Avenue.



GARAGE

Of brick construction with a pitched roof, front entrance door.

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.

EPC RATING (PDF available online)

Current: Potential:







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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 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