



Ullswater Avenue
Burslem, ST6 4JW

- A SEMI DETACHED HOUSE
- THREE BEDROOMS, NO CHAIN
- QUIET CUL DE SAC LOCATION
- SURROUNDED BY TREES TO THE REAR
- GARDENS TO SIDE & REAR
- TWO RECEPTION ROOMS
- DRIVEWAY & GARAGE
- CONSERVATORY, GAS/ ELEC CERTIFICATES

£155,000





Property Description

INTRO

Head into the quiet cul de sac of Ullswater Avenue, where this **THREE BEDROOM** semi detached house, sits on a unique plot! With **NO CHAIN**, the property boasts private gardens to the front and side, all surrounded by trees! Also having a driveway to the front, with integral garage! Comprising entrance hall, lounge, dining room, conservatory, kitchen, and to the first floor are the bedrooms and bath/ shower room. Up to date gas/ electric certificates available. UPVC double glazing and gas central heating from a Baxi combi boiler. Nicely presented but with further potential to put your own stamp on it. A tucked away location, whilst being nearby to excellent amenities, Westport Lake, and road links across the city - Don't wait around too long for this beauty!



DIRECTIONS

Please use postcode ST6 4JW for Sat Nav/ Google Maps. From the B5051 Newcastle Street, turn left into Ellgreave Street, and second left into Heyburn Crescent. Turn left into Ullswater Avenue, where the property can be found on the left hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE PORCH

Composite front entrance door. Frosted side window. Laminate flooring.

LOUNGE

12' 1" x 9' 8" (3.68m x 2.95m)

Window to the front. Feature fireplace surrounded (currently boarded). Laminate flooring. Radiator. Coving to the ceiling. Ceiling light and two wall lights. Open arch to:

DINING ROOM

10' 5" x 6' 9" (3.18m x 2.06m)

Staircase to the first floor. Radiator. Laminate flooring. Coving to the ceiling. Central heating thermostat. Open arch to the kitchen and sliding doors to:

CONSERVATORY

9' x 8' 2" (2.74m x 2.49m)

A UPVC and dwarf wall conservatory. UPVC rear access door. Perspex roof. Laminate flooring. Radiator.

KITCHEN

10' 7" x 7' 3" (3.23m x 2.21m)

Comprising base and wall mounted cupboard units, with worksurfaces and splash back tiling. Single drainer sink unit. Electric oven/ grill with induction hob and extractor hood over. Space and plumbing for a washing machine. Spotlights to the ceiling. Tiled flooring. Opens to useful understairs storage area/ pantry, also with space for a tall standing fridge/ freezer. Cupboard concealing Baxi 600 gas combi boiler. Window to the rear.

FIRST FLOOR LANDING

Access to the loft via pull down ladder. Radiator.

BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m)

Comprising a panelled bath, and separate shower cubicle having electric shower, wall panelling and glass screen. Low level W.C and wash hand basin. Cushion flooring. Tiled walls. Radiator. Frosted window to the rear. Spotlights to the ceiling. Extractor fan.





BEDROOM ONE

11' 6" x 9' 7" (3.51m x 2.92m)
Window to the front, radiator.

BEDROOM TWO

13' 6" x 9' 1" (4.11m x 2.77m)
Window to the rear, radiator.

BEDROOM THREE

13' 6" x 9' 1" (4.11m x 2.77m)
Window to the front, radiator.

EXTERNALLY

FRONT

A block paved driveway provides parking. Wall and iron fence to the front. Shrubs to the side. Side access gate.

GARAGE

An integral garage with up and over door, power and lighting.

REAR & SIDE GARDEN

A paved pathway leads alongside the house, and opens to a decking area, and good sized and private laid to lawn garden to the side. A paved patio section sits to the rear, enclosed with fencing, and surrounded by trees. Has to be seen to be fully appreciated!

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 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: 68D Potential: 84B







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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 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