



## 830 High Lane

Burslem, ST6 6HG



### Offers over £165,000

Carters are proud to bring to market this superbly presented three-bedroom semi-detached home, occupying an enviable corner plot and offering immaculate, move-in ready accommodation. Perfectly suited to first-time buyers, young families, or those seeking a beautifully finished home in a popular residential setting.

To the front, the property benefits from a smart paved driveway providing off-road parking for two vehicles. Step inside to a welcoming entrance leading to a stunning living room, complete with a feature bay window, striking fireplace with railway sleeper mantel, and contemporary wall panelling—creating a warm yet stylish focal point.

The heart of the home lies to the rear, where a spacious kitchen/dining area offers an ideal space for both everyday living and entertaining. A convenient ground floor W.C. further enhances practicality.

Upstairs, the property continues to impress with three generously proportioned bedrooms and a luxuriously appointed family bathroom suite, finished to a high standard.

Externally, the rear garden is a true highlight—offering a private and peaceful retreat bordered by mature conifer trees. Designed for both relaxation and entertaining, it features a generous paved patio, low-maintenance artificial lawn, and an attractive timber decking area.

A truly outstanding home that combines style, comfort, and practicality in equal measure—early viewing is strongly advised to avoid disappointment.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Covling to the ceiling. Feature wall paneling. Dado rail. Stairs to the first floor. Tiled flooring.

## Living Room

14'8" x 12'5" (4.47m x 3.78m)

UPVC double glazed bay window to the front elevation. Covling to the ceiling. Feature wall paneling. Picture rail. Dado rail. Feature fireplace with a railway sleeper mantle. Radiator. TV point.

## Kitchen / Dining Room

14'7" x 8'11" (4.45m x 2.72m)  
UPVC double glazed window to the rear elevation.

German fitted kitchen having a range of wall, base and drawer units and laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a dishwasher. Space and plumbing for a washing machine. Space for a tumble dryer. Covling to the ceiling. Radiator. Tiled flooring.

## W/C

UPVC double glazed window to the rear elevation. Mid level w.c. Partially tiled walls. Tiled flooring.

## Rear Hallway

UPVC double glazed entrance door to the side elevation. Built in under stairs storage cupboard.

## Stairs and Landing

UPVC double glazed window to the side elevation. Covling to the ceiling. Access to the loft which is fully boarded and has a loft light. Feature wall paneling. Dado rail.

## Bedroom One

10'2" x 11'3" (3.10m x 3.43m)  
UPVC double glazed window to the front elevation. Covling to the ceiling. Built in storage cupboard. Radiator.

## Bedroom Two

9'10" x 9' (3.00m x 2.74m)  
UPVC double glazed window to the rear elevation. Covling to the ceiling. Feature wall paneling. Dado rail. Radiator.

## Bedroom Three

7'6" x 7'9" (2.29m x 2.36m)  
UPVC double glazed window to the front elevation. Covling to the ceiling. Bespoke fitted bed frame with storage and desk space under. Radiator.

## Bathroom

UPVC double glazed windows to the rear and side elevations. Three piece fitted bathroom suite comprising of; a panel bath with a hand held shower attachment and an electric shower over, vanity basin unit with storage under and a recessed w.c. Covling to the ceiling. Recessed ceiling down lighters. Victorian style heated towel rail / radiator. Partially tiled walls. Tiled flooring.

## Externally

To the front of the property is a paved driveway providing off-road parking for two vehicles. A side access gate leads to the side and rear private gardens, which are enclosed by tall conifer trees, offering a high degree of privacy.

The side garden features a paved patio area, ideal for outdoor seating. To the rear, the garden is laid with artificial lawn and includes a timber decking area, creating versatile spaces for relaxation and entertaining. The garden is further enhanced by a selection of seasonal plants and shrubs.

Additional benefits include a secure steel shed, outdoor lighting, and an outside tap.

## Additional Information

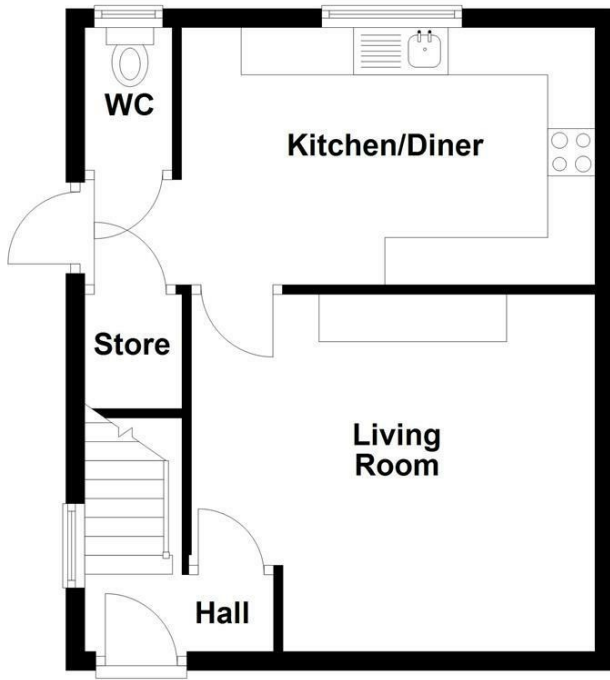
Freehold. Council Tax Band A.

Total Floor Area: TBC.

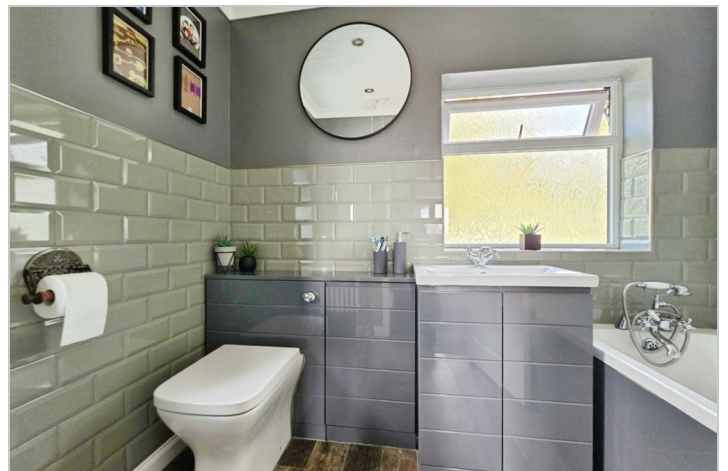
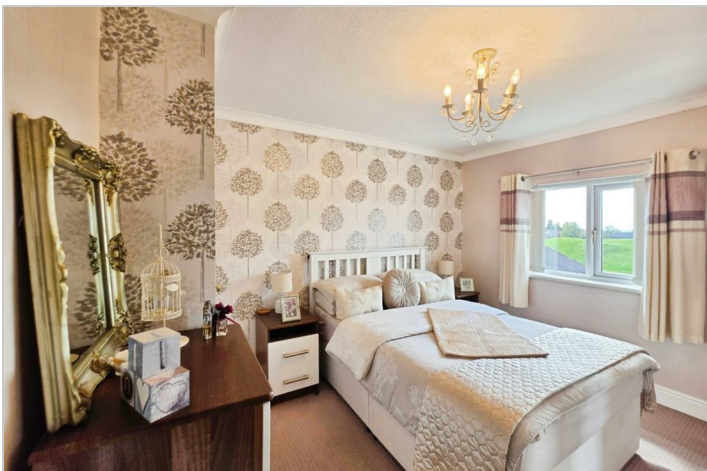
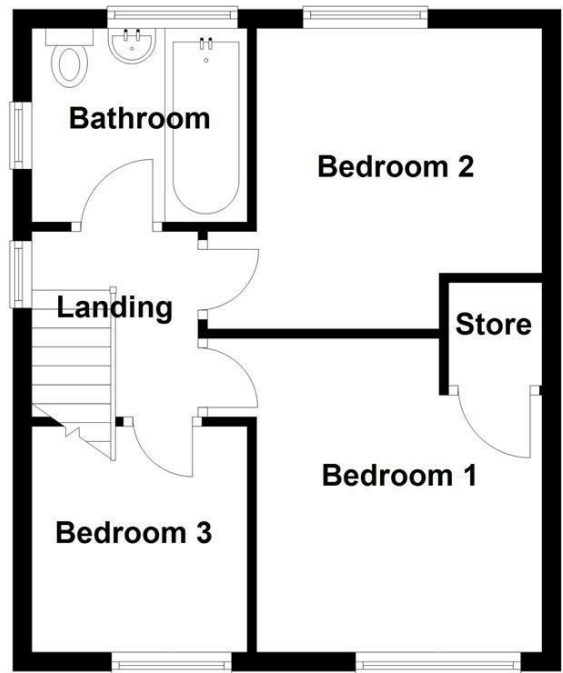
## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

**Ground Floor**



**First Floor**



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**