CARTERS
ESTATE AGENTS



16 Percy Curnock Drive

Burslem, ST6 2FB

Price £200,000

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Here at Carters, we're delighted to bring to the market this fantastic three bedroom semi-detached home in Burslem. Perfect for first-time buyers, couples or anyone looking to take that exciting next step onto the property ladder.

Stepping inside, you're welcomed by a generous living area, providing the perfect place to relax and unwind. There's also a handy downstairs W.C and a spacious kitchen which offers plenty of room for cooking and dining. With French doors allowing natural light to pour in from the garden, this is a bright and inviting space.

Heading upstairs, you'll find two well proportioned double bedrooms, with the master bedroom boasting its very own en-suite shower room, an added touch of convenience and privacy. The third bedroom offers fantastic versatility and could make the perfect home office, dressing room or nursery, depending on your needs. Completing the first floor is the family bathroom, fitted with a bath, ideal for a relaxing soak at the end of a busy day.

Externally the property benefits from off-road parking for two vehicles, taking away the hassle of finding a space when you arrive home. To the rear, you'll discover a thoughtfully arranged garden featuring a patio area, lawn, dedicated barbecue space and a handy storage shed. Whether you're enjoying summer evenings with friends, firing up the barbecue or simply relaxing in your own outdoor space, this garden has plenty to offer.

This property has plenty to get excited about! Could this be the perfect next move for you? Get in touch with Carters today to arrange your viewing — you won't want to miss out!

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Entrance Hallway
Composite entrance door to the front elevation. Radiator. Tiled flooring.

Downstairs W.C
UPVC double glazed window to the front elevation.
Pedestal wash hand basin with a tiled splash back. Toilet. Radiator. Tiled flooring.

Living Room
18'03" x 14'03" (5.56m x 4.34m)
UPVC double glazed window to the front elevation.
Access to the first floor. Radiator. Laminate flooring.

Kitchen/Diner
14'4" x 10'3" (4.37m x 3.12m)
UPVC double glazed french doors and UPVC double glazed window to the rear.
Modern fitted kitchen comprising of wall, base and drawer units and laminate work surfaces. Stainless steel sink with a mixer tap and drainer. Built in electric oven and four ring gas hob with mosaic spalshback and extractor fan. Space for a dining table. Space for a fridge/freezer. Space for a washer. Access to the under stairs storage with power. Radiator. Tiled flooring.

Bedroom One
10'4" x 9'5" (3.15m x 2.87m)
UPVC double glazed window to the rear elevation.
Built in wardrobes with sliding doors. Radiator. Carpet.

En-suite
UPVC double glazed window to the rear elevation.
Three piece suite comprising of an electric shower, Pedestal wash hand basin and toilet. Extractor fan. Partially tiled walls. Tiled flooring.

Bedroom Two
12'1" x 7'4" (3.68m x 2.24m)
UPVC double glazed window to the front elevation. Radiator. Carpet.

Bedroom Three
8'3" x 6'8" (2.51m x 2.03m)
UPVC double glazed window to the front elevation.
Radiator, Laminate flooring.

Bathroom
UPVC double glazed window to the side elevation.
Three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and toilet. Tiled flooring.

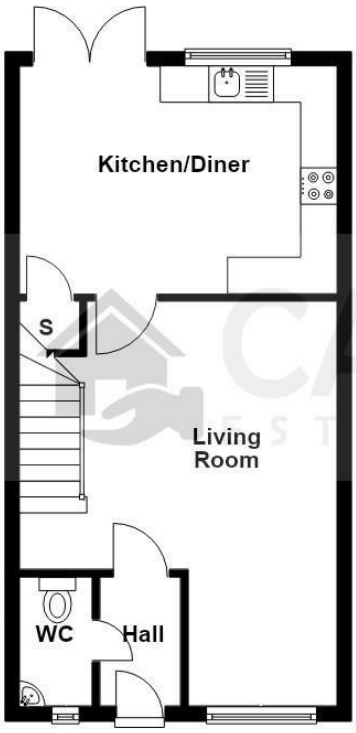
Externally
Externally to the front, the property benefits from designated off-road parking for multiple vehicles, providing excellent convenience for both residents and visitors. You are also able to access the rear garden via a secure gate to the rear of the driveway.

To the rear is a private and beautifully landscaped garden, thoughtfully designed to offer an attractive yet low-maintenance outdoor space. The garden features a block-paved patio area with a pergola ideal for alfresco dining, summer barbecues and entertaining. Further benefits include a convenient outside water tap and a timber garden shed providing useful additional storage and practicality.

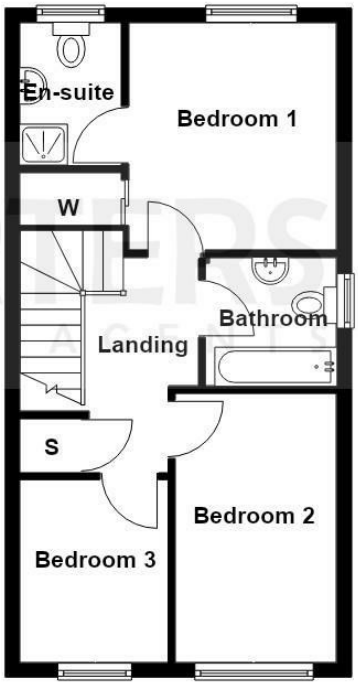
Additional Information
Freehold. Council Tax Band B. 78 sq meters/839 sq ft.

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



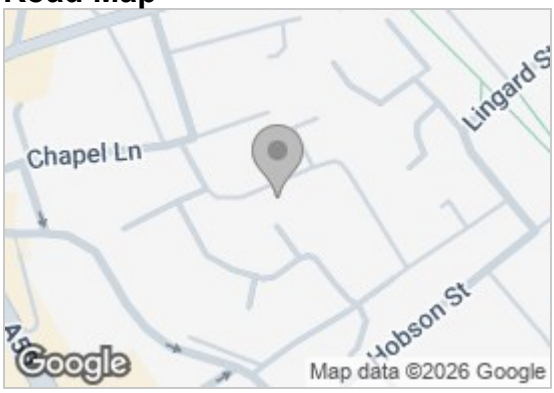








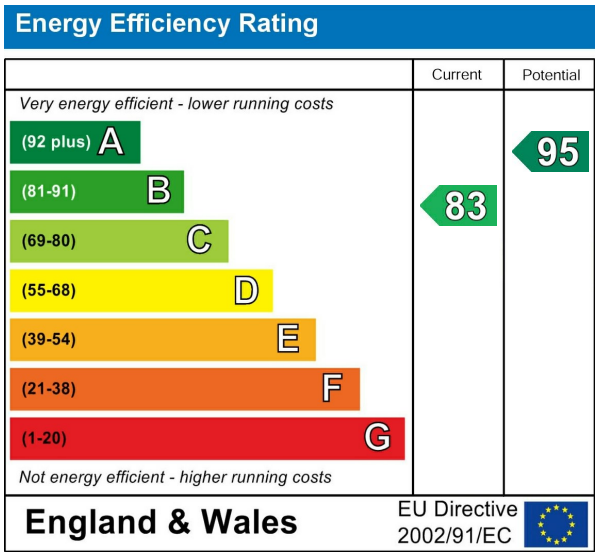
Road Map

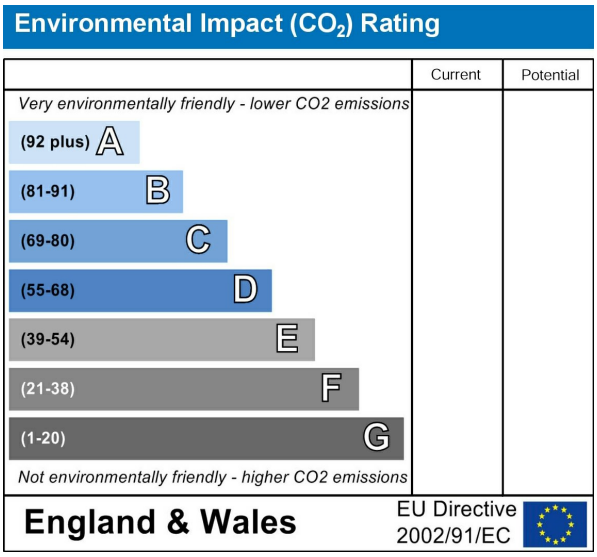


Hybrid Map



Energy Efficiency Graph





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 firms 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