CARTERS
ESTATE AGENTS

25 Bank Hall Road

Burslem, ST6 7DJ

Price £199,950

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Here at Carters, we are excited to be welcoming to the market this immaculately presented, three-bedroom semi-detached family home which occupies a generous plot in an elevated position.

This stunning property enjoys contemporary and spacious accommodation throughout, boasting high ceiling across the two stories, a generous living/diner, three bedrooms, a large kitchen, and a summerhouse. Situated on the enviable Bank Hall Road, this impressive property provides an ideal purchase for first-time buyers and young families alike, with fantastic schools, amenities, and transport links within close proximity. On entering the property, you are welcomed into the bright and spacious entrance hall with stairs to the first floor leading off and access to the under-stair storage cupboard for all of your storage needs. There is a large living room boasting enough space for a dining table, with a beautiful bay window to the front elevation and French doors out to the rear, providing access into the rear garden creating that perfect entertaining space. The kitchen leads on and is of a good size with a modern range of units and ample work surfaces, providing space for a washing machine, a tumble dryer, and a fridge/freezer. Heading up the stairs there are three good sized bedrooms, two of which are doubles with bedroom one boasting a bay window to the front elevation. The family bathroom has been recently fitted, enjoying a modern three-piece suite comprising of a panel bath with a wall mounted, rainfall shower head, a 'his and hers' vanity hand wash basin, and a recessed WC. Externally the property benefits from a low maintenance front garden that allows access to the rear. The rear garden is beautifully landscaped with a decked area and a pergola. It is mainly laid to lawn, boasting a hot tub, and a summer house with its own power supply and insulation for all to enjoy.

Viewings are highly recommended to avoid missing out on this impressive home.

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Entrance Hall
UPVC double glazed entrance door and windows to the front elevation.
Recessed ceiling downlighters. Coving. Radiator. Under stairs storage cupboard. Vinyl flooring.

Living Room
27,10 x 9,10 (8.23m,3.05m x 2.74m,3.05m)
UPVC double glazed bay window to the front elevation and UPVC double glazed French doors to the rear.
Coving. Two radiators. TV point.

Kitchen
15,04 x 5,09 (4.57m,1.22m x 1.52m,2.74m)
Dual aspect double glazed windows to the rear and side elevation.
A modern range of wall, drawer and base units which incorporate wood effect work surfaces with an inset stainless steel sink, a drainer and a mixer tap.
A freestanding electric oven with a four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for tumble dryer. Space for fridge/freezer.
Partially tiled walls. Radiator. Vinyl flooring.

First Floor Landing
UPVC double glazed window to the side elevation.
Loft access. Recessed ceiling downlighters.

Bedroom One
11,07 x 9,10 (3.35m,2.13m x 2.74m,3.05m)
UPVC double glazed bay window to the front elevation.
Coving.

Bedroom Two
12,10 x 9,11 (3.66m,3.05m x 2.74m,3.35m)
UPVC double glazed window to the rear.
Coving. Radiator.

Bedroom Three
7,11 x 5,11 (2.13m,3.35m x 1.52m,3.35m)
UPVC double glazed window to the front elevation.
Radiator. TV point.

Bathroom
UPVC double glazed window to the rear.
Modern fitted suite comprising of a panelled P shaped bath with a wall mounted and hand held rainfall shower, his and hers vanity hand wash basin unit, and a recessed WC.
Reccessed ceiling downlighters. Extractor fan. Fully tiled walls. Chrome heated ladder towel rail. Vinyl floor.

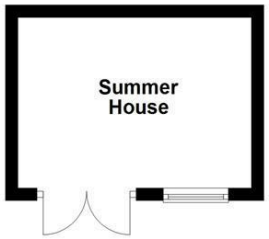
Exterior
To the front elevation there is small low maintenance garden that provides access to the rear garden. To the rear there is a good sized garden that is beautifully landscaped with a decked area and the being laid to lawn, boasting a pergola, hot tub, and a large summer house with power and lighting.

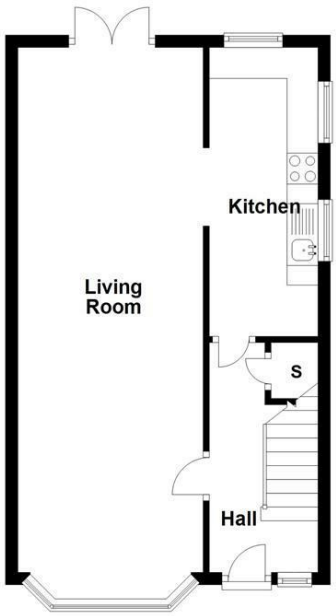
Summer House
12,05 x 9,02 (3.66m,1.52m x 2.74m,0.61m)
Double doors and a window to the front elevation.
Power and Lighting.

Additional Information
We are led to believe that the property is Freehold and Council Tax Band B.

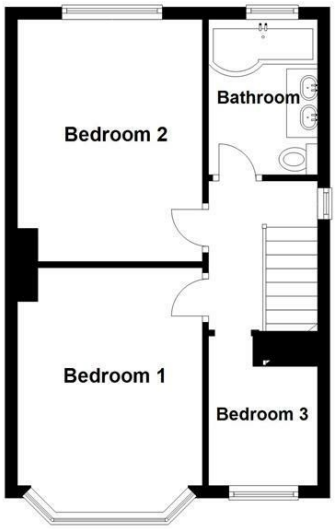
Services
The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.
Please note: services and appliances have not been tested by the agent.

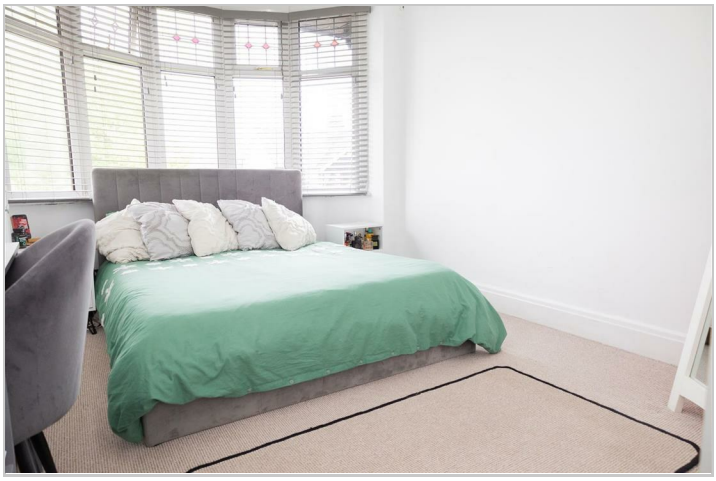
Ground Floor



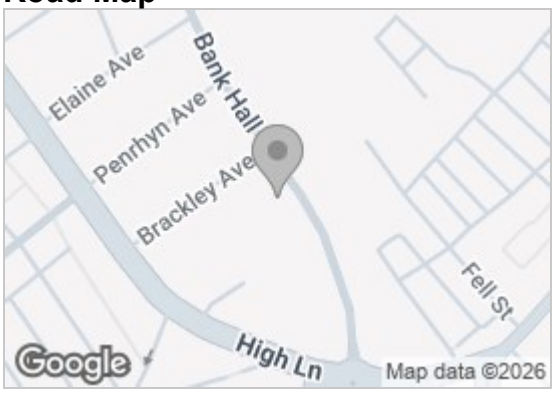


First Floor



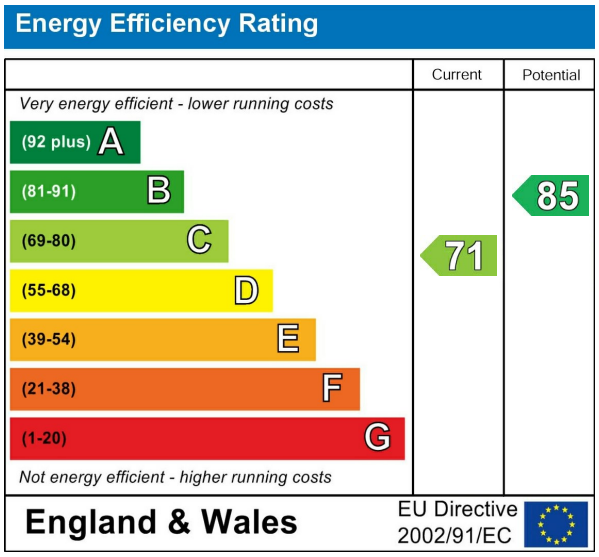


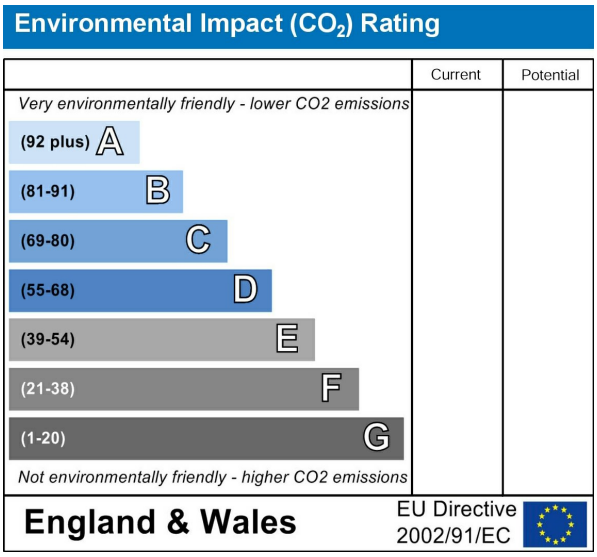
Road Map



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.

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