

73 Braithwell Drive

Stoke-On-Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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73 Braithwell Drive

Stoke-On-Trent
Staffordshire
ST2 7NT

* This beautifully presented three bedroom semi-detached family home is located on the edge of a popular residential development and offers easy access to shops and amenities and excellent road links. * The property has been upgraded to a high standard by the current owners, including extending the property at the rear and the construction of a substantial detached garage / workshop.
* Benefiting from Upvc double glazing and gas fired central heating.
* The main internal accommodation briefly comprises: Entrance Hall, Living Room, Kitchen / Diner with integrated appliances and W.c to the ground floor. Landing Area, Three Bedrooms and a superb Bathroom to the first floor.
* Driveway to the front and side providing ample off street parking leading to a large detached garage / workshop with power and lighting.
* Low maintenance gardens to both front and rear garden aspects with artificial lawn and display borders.
* An immaculate property in a sought after location - an internal inspection of the property comes most strongly recommended.

Offers In The Region Of £265,000

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Leek - 01538 383344

leek@buryandhilton.co.uk

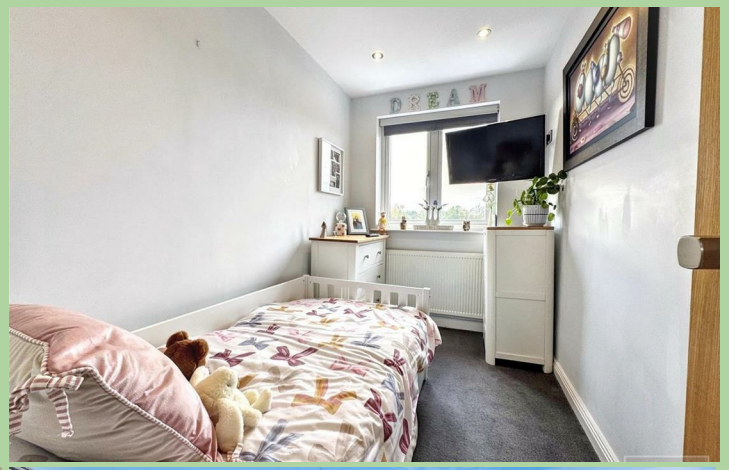
















General Information

Entrance Hall
Radiator. Stairs off.

Living Room
Radiator. Coving. Bay window. Laminate flooring.

Kitchen / Dining Room
Extensive range of wall and base units. Sink unit with drainer and mixer tap. SMEG gas hob & electric oven with extractor unit above. Charging tower. Spotlights. Vinyl Click flooring. Double doors to rear. Integrated washing machine. Radiator x 3.

W.c
W.c. Wash basin. Wall mounted central heating boiler.

First Floor

Landing Area
Loft access with pull down ladder, lighting and partly boarded for storage.

Bedroom
Radiator. Fitted wardrobes. Spotlights.

Bedroom
Radiator. Fitted wardrobes. Spotlights.

Bedroom
Radiator. Spotlights.

Bathroom
Bath with shower over. W.c. Wash basin. Radiator. Storage cupboard.

Outside
Driveway to the front and side providing ample off street parking leading to a large detached garage / workshop with power and lighting. Low maintenance gardens to both front and rear garden aspects with artificial lawn and display borders.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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