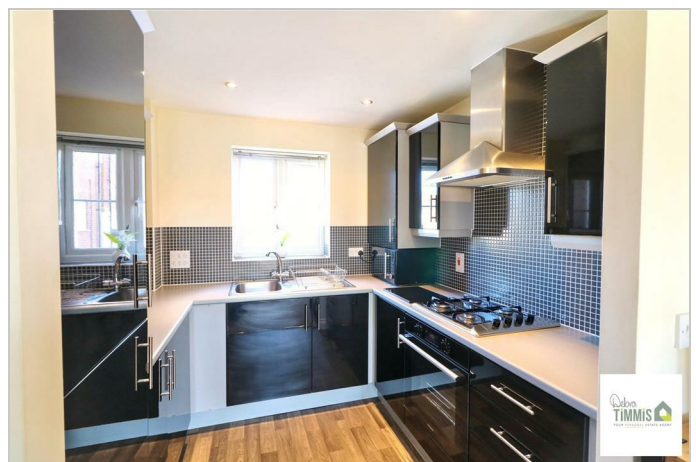


Burtree Drive Norton Heights Stoke-On-Trent ST6 8FF



Offers In The Region Of £100,000

FIRST FLOOR APARTMENT ready to view -
BEAUTIFULLY PRESENTED all the way through -
TWO BEDROOMS, MODERN BATHROOM & LOUNGE/FITTED KITCHEN -
this apartment is ready to move in -
ideal as a **STARTER** home -
to view you need to pick up the phone -
book yourself an appointment to view -
DEBRA TIMMIS ESTATE AGENTS can arrange this for you.

This modern first-floor apartment on Burtree Drive presents an excellent opportunity for first-time buyers or those seeking a comfortable rental. The property boasts a welcoming communal entrance, leading to a well-maintained staircase that guides you to the apartment.

Upon entering, you will find a spacious open-plan lounge, breakfast area, and kitchen, creating a perfect space for both relaxation and entertaining. The apartment features two generously sized bedrooms, providing ample room for rest and personal space. A contemporary bathroom completes the layout, ensuring convenience and style.

The property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year. Additionally, it comes with the added advantage of allocated parking and a single garage, offering secure storage and ease of access.

This apartment is not only modern and well-equipped but also situated in a vibrant community, making it an ideal choice for those looking to enjoy the best of Stoke-On-Trent living. We highly recommend scheduling a viewing to fully appreciate the charm and potential of this delightful property.

Communal Entrance

With access to the first floor.

First Floor

Entrance Hallway

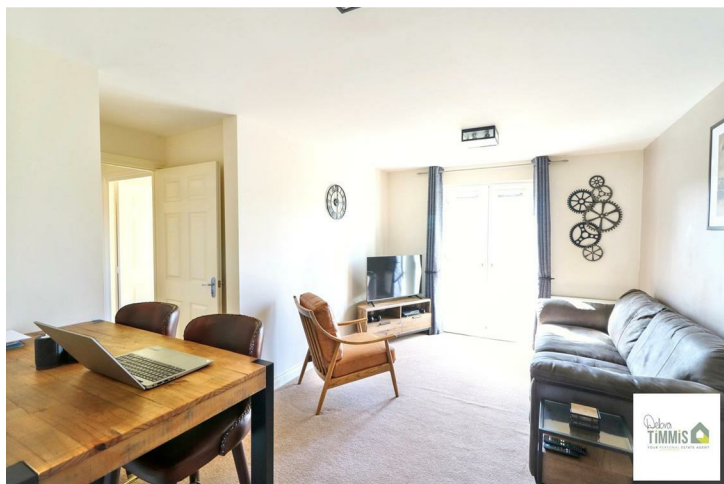
With radiator. Useful storage cupboard.

Lounge/Breakfast/Kitchen

Open-plan comprises;

Lounge/Breakfast Area

Double glazed French doors with Juliet balcony. Radiator. Space for breakfast bar/table.



Kitchen Area

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integrated appliances include fridge/freezer, four ring gas hob, extractor hood, built in oven and washing machine. Inset sink. Part tiled splash backs. Double glazed window. Inset ceiling spot lights. Central heating boiler.

Bedroom One

10'2" to robe x 10'1" (3.10 to robe x 3.08)

Double glazed window. Radiator. Built-in wardrobes.



Bedroom Two

8'8" x 6'11" (2.66 x 2.11)

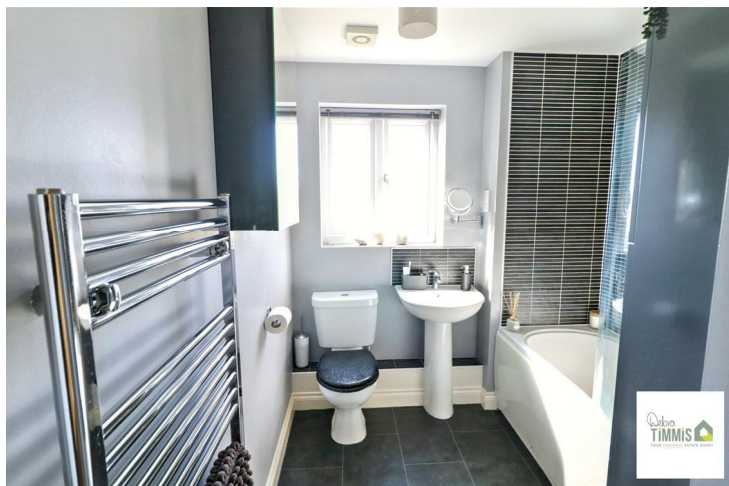
Double glazed window. Radiator.



Bathroom

7'3" max x 6'9" (2.22 max x 2.08)

Modern white suite comprises, panel bath with mains shower over, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window.



Externally

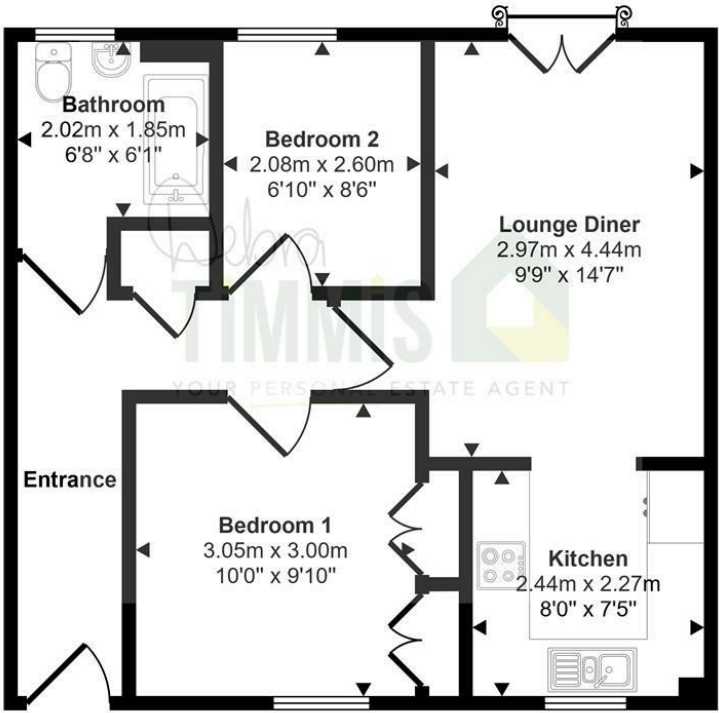
There is a single garage which is situated underneath a coach house. There is an up and over door. Allocated parking space.

Agents Notes

Leasehold property there is approximately 130 years remaining on the lease, There is a service charge £1,350 PA and ground rent £275 PA (This information has been provided by the current owner, any interested parties are advised to make their own enquiries as this information could be subject to change.



Approx Gross Internal Area
51 sq m / 546 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Leasehold
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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