



Shaftesbury Avenue, Burslem, ST6 1BW.  
Offers In Excess of £150,000

Whittaker Est. 1930  
& Biggs

## Shaftesbury Avenue, Burslem, ST6 1BW.

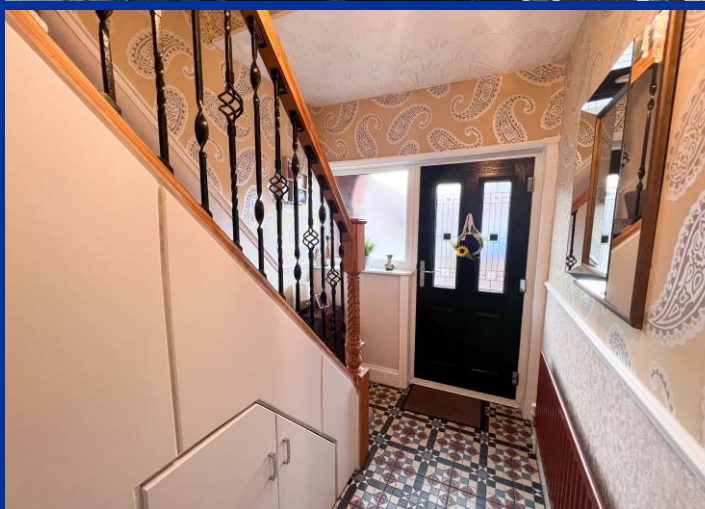
A traditional two double bedroom semi detached house situated in a popular residential area, just off High Lane, situated within close proximity to schools and other facilities. This beautifully presented property offers spacious family sized accommodation and is styled in keeping with the properties era having features such as a tiled entrance hallway with a wood and wrought iron staircase and ground floor WC.

The property also has a bay fronted lounge with wood burning effect stove. The dining kitchen is a particular welcomed feature fitted with a range of modern wall and base units with integrated appliances, centre island, space for a dining table and chairs and a log burner.

To the first floor are two good sized bedrooms and a modern shower room with walk in shower cubicle, vanity sink and heated towel rail. Externally there is a driveway to the front allowing off road parking and a detached garage.

To the rear is a good sized enclosed garden being generally low maintenance with artificial lawn, paved patios and gravel borders.

Offered at an attractive price for this style and space on offer, this is sure to be of interest to buyers.



### Entrance Hallway

Having UPVC entrance door, tiled flooring, stairs leading to first floor landing. Ground floor W.C and under stairs storage, radiator.

### Lounge 11' 11" x 10' 0" (3.62m x 3.04m)

Bay fronted lounge having electric fire insert, radiator, carpet and UPVC window to front aspect. Tv point.

### Kitchen/Diner 18' 3" x 15' 3" (5.57m x 4.65m)

Having a range of white gloss cupboard and base units, central kitchen island, granite single drainer sink with mixer tap over. 5 ring hob and belling oven and extractor fan over. UPVC door to rear access. Dining table and log burner. Radiator, tv point and plumbing for washing machine. Space for free standing fridge/freezer. Storage cupboard.

### Landing

Stairs leading to first floor landing, access to loft. UPVC obscured window to side aspect.

### Bedroom One 11' 11" x 13' 2" (3.62m x 4.01m)

Having UPVC window to front aspect, radiator and walk in wardrobe.

### Bedroom Two 8' 11" x 10' 0" (2.72m x 3.06m)

Having UPVC window to rear aspect, tv point and radiator.

### Bathroom 7' 4" x 6' 0" (2.24m x 1.82m)

Having a walk in shower with glass panel and shower head over. Modern hand basin and w.c. Cushion flooring. Obscured window to rear aspect. Towel radiator.

### Externally

Rear garden having paved patio area, grass area and raised decking. Greenhouse, shed and brick built garage. Pebbled shrubs and vegetable beds. Front aspect offering off road parking in addition to detached garage.



Note:  
Council Tax Band: Band B.

EPC Rating: TBC

Tenure: believed to be Freehold







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