



20 Oakville Avenue

Burslem, Stoke-On-Trent, ST6 7DY

WELCOME TO OUR NECK OF THE WOODS as we invite you to make yourself at home in this beautifully presented, semi detached three bedroom property! Boasting large modern fitted kitchen/diner, lounge, cloakroom, three good sized bedrooms and contemporary bathroom. This could be your next HOME SWEET HOME. Externally there is a car port, ample off road parking and a fully enclosed good sized rear garden. Located close to local amenities and schooling! Its so good to be home...Call us today to book a viewing on 01782 789369.

£190,000

20 Oakville Avenue

Burslem, Stoke-On-Trent, ST6 7DY



- BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- ENCLOSURE REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- FAMILY BATHROOM
- POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES
- LOUNGE
- AMPLE OFF ROAD PARKING AND CARPORT

GROUND FLOOR

Entrance Hall

12'3" x 5'11" (3.74 x 1.82)

UPVC door and UPVC window to the front aspect. Radiator and under stair storage.

Cloakroom

6'0" x 2'3" (1.83 x 0.70)

UPVC window to the side aspect. Fitted with a suite comprising low level W.C. and wash hand basin. Partly tiled walls and radiator.

Lounge

14'2" x 10'5" (4.34 x 3.20)

UPVC window to the front aspect. Electric fireplace and radiator. Laminate flooring.

Kitchen/Diner

16'2" x 10'10" (4.94 x 3.31)

UPVC window to the rear aspect and UPVC patio doors to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side

drainer. Coordinating work surface areas with partly tiled walls. Integrated appliances include electric oven and electric hob and cooker hood above. Dishwasher and fridge/freezer. Plumbing for a washing machine. Wall mounted boiler and radiator. Tiled flooring.

FIRST FLOOR

Landing

9'5" x 6'3" (2.89 x 1.93)

UPVC window to the side aspect. Loft hatch access and stairs from the ground floor.

Bedroom One

12'4" x 10'3" (3.76 x 3.14)

UPVC window to the front aspect. Radiator.

Bedroom Two

12'10" x 10'3" (3.92 x 3.14)

UPVC window to the rear aspect. Door to storage cupboard housing water tank. Radiator.

Bedroom Three

9'4" x 6'4" (2.86 x 1.95)

UPVC window to the front aspect. Radiator.

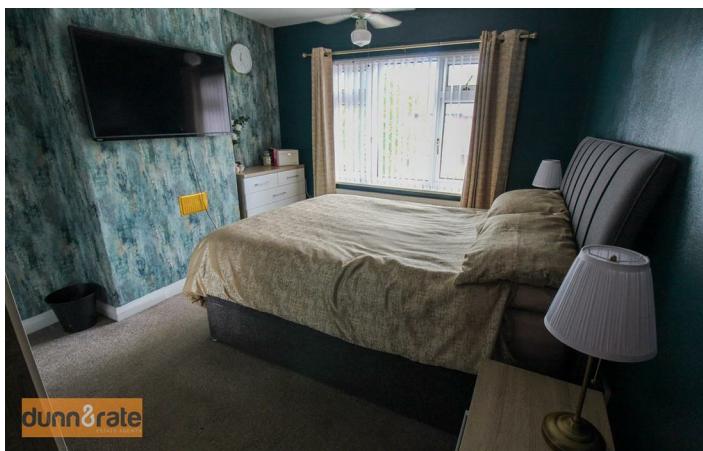
Bathroom

6'3" x 5'10" (1.92 x 1.78)

UPVC window to the side aspect. Fitted with a suite comprising bath with shower above, wash hand basin and low level W.C. Fully tiled walls and vertical towel rail. Tiler flooring.

EXTERIOR

To the front of the property there is a block paved good sized driveway and carport leading down the side. The rear is enclosed with laid to lawned garden, decked area, paved patio and green house.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(81-91) B			
(70-80) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	