



6 Burleigh Close

Hanley, Stoke-On-Trent, ST1 3RL

When searching for your first home, looking to get on the property ladder or even looking to downsize, the word "Compromise" can be used a lot! But why should it? I am delighted to say that with this stunning semi detached property, the word "compromise" is firmly left at the front door. Beautifully presented throughout this spacious property is ideally positioned on the canalside and a short distance to the main town centre of Hanley. The accommodation on offer comprises a large lounge, modern fitted kitchen/diner, utility room and downstairs cloakroom. To the first floor you will find three well proportioned bedrooms, the master bedroom complete with an en-suite shower room and also a contemporary family bathroom. Externally the property benefits from ample off road parking and a fully enclosed rear garden overlooking the canalside. To be honest the pictures will do the talking on this for me, so there is nothing else left for me to say. Book a viewing early to avoid disappointment. Please note this property is of leasehold tenure.

Offers in excess of £175,000

6 Burleigh Close

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- STUNNING SEMI DETACHED PROPERTY
- UTILITY ROOM & CLOAKROOM
- AMPLE OFF ROAD PARKING
- LEASEHOLD TENURE
- LARGE LOUNGE
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- FAMILY BATHROOM PLUS EN-SUITE
- POPULAR CANALSIDE LOCATION

GROUND FLOOR

Entrance Hall

8'2" x 4'7" (2.50 x 1.40)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Laminate flooring and radiator.

Lounge

14'7" x 12'11" (4.47 x 3.94)

A double glazed window overlooks the front aspect. Laminate flooring and television point. Radiator.

Kitchen/Diner

13'4" x 10'7" (4.08 x 3.24)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven with gas hob over and cooker hood above and fridge/freezer. Ceiling spotlights and radiator. Space for table and chairs. Open archway into utility room.

Utility Room

5'2" x 4'0" (1.59 x 1.24)

Work surface area with partly tiled walls. Space and plumbing for washing machine and tumble dryer. Extractor fan.

Cloakroom/W.C

5'0" x 4'0" (1.54 x 1.24)

Fitted with a low level W.C and wash hand basin with tiled splashback. Ceiling spotlights and extractor fan. Radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing central boiler.

Bedroom One

10'10" x 10'2" (3.31 x 3.12)

A double glazed window overlooks the front aspect. Television point and radiator.

En-Suite

7'6" x 4'0" (2.30 x 1.23)

Fitted with a suite comprising double shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Ceiling spotlights and radiator.

Bedroom Two

10'5" x 9'10" (3.19 x 3.00)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'3" x 6'7" (2.21 x 2.03)

A double glazed window overlooks the front aspect. Fitted wardrobe. Radiator.

Bathroom

6'11" x 6'3" (2.12 x 1.93)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Extractor fan, ceiling spotlights and shaver point. Radiator.

EXTERIOR

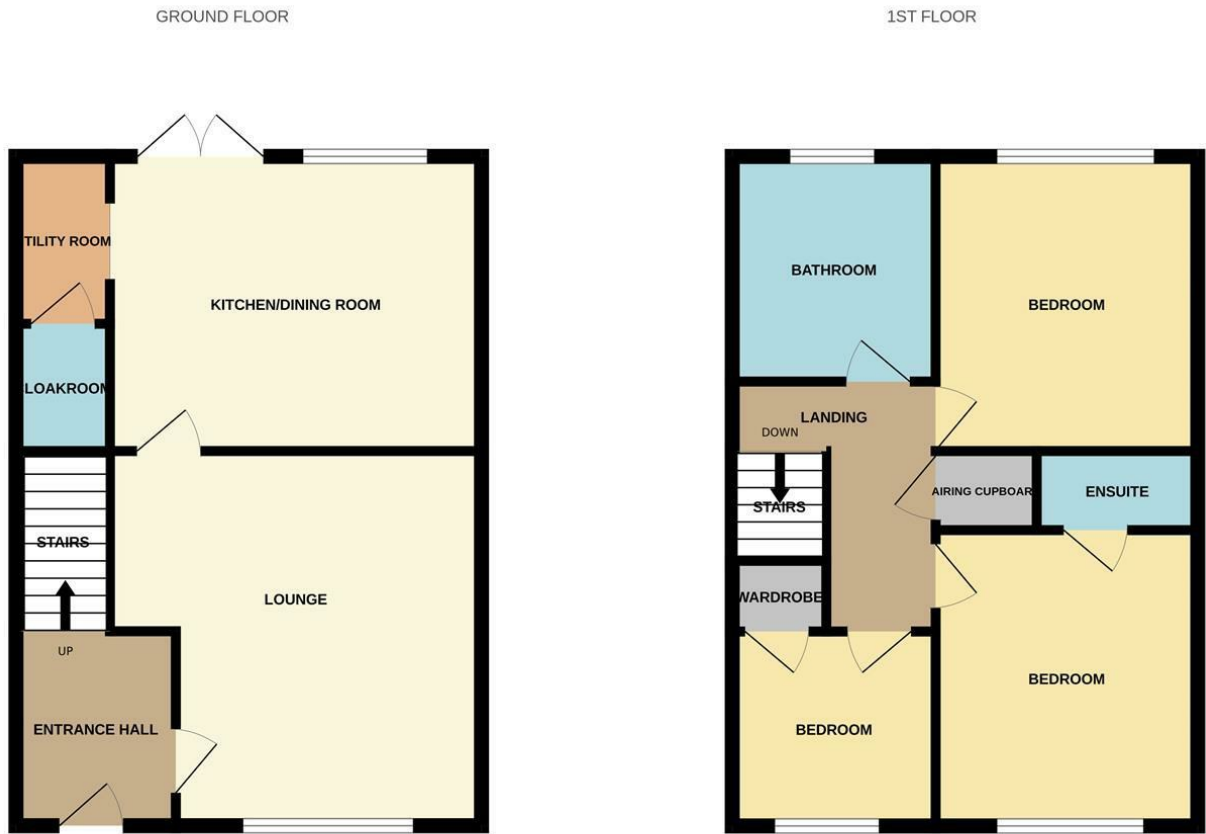
To the front the exterior is lawned with a tarmacadam driveway to accommodate a couple of vehicles. To the rear the top garden is laid with a paved seating area, with lawn and inset mature tree and shrubbery. A gate leads down to a second paved patio area with views over the canal side. The garden is fully enclosed by panelled fencing with an access gate to the side.

Tenure

Please note this property is a leasehold and currently has 91 years remaining on the lease. The current annual ground rent charge is £169.00.



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.
Made with Metropix 6/2023

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