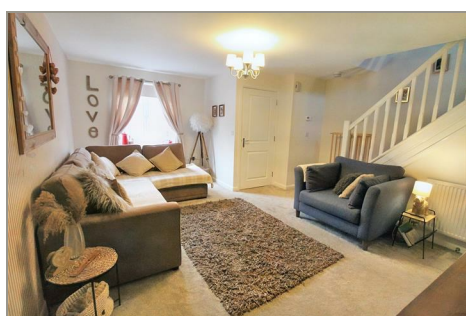




## 4 Stephenson Grove

Burslem, Stoke-On-Trent, ST6 4AL

Are you, are you ready, are you ready for LOVE... yes you are with this spacious, beautifully presented, semi detached property, located in the popular area of Burslem, close to all local amenities and transport links. Boasting a modern fitted kitchen, with additional space for dining, spacious lounge, downstairs cloakroom, THREE bedrooms, en-suite shower and family bathroom. Externally, there is ample OFF ROAD parking and a fully enclosed, beautiful rear garden. So don't delay, say the word and you will be there, arrange your viewing today!

**£175,000**

# 4 Stephenson Grove

## Burslem, Stoke-On-Trent, ST6 4AL



- SPACIOUS AND IMMACULATE SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN AND DINER
- FAMILY SEPARATE BATHROOM
- LEASEHOLD
- DOWNSTAIRS CLOAKROOM
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED LANDSCAPED REAR GARDEN
- LARGE LOUNGE
- EN-SUITE BATHROOM
- DRIVEWAY FOR AMPLE PARKING

### Tenure

The property is a leasehold, there are 100 years left on the lease. Ground rent is £250 per year and can be paid annually in April, or payments can be spread across the year.

### GROUND FLOOR

#### Entrance Hall

5'4" x 3'1" (1.63 x 0.94)

UPVC double glazed door to the front aspect. Radiator, Door access to Cloakroom and the Lounge.

#### Cloakroom

5'7" x 2'9" (1.72 x 0.84)

A double glazed window to the front aspect. Fitted with a suite comprising low level W.C and wash hand basin. Radiator

#### Lounge

17'6" x 14'11" (5.35 x 4.57)

Double glazed windows to the front aspect. Two radiators, TV and Television Point. Stairs leading to the first floor.

#### Kitchen/Diner

14'10" x 9'0" (4.53 x 2.75)

A double glazed window overlooks the rear aspect, coupled with double glazed French patio doors leading to the rear garden. Fitted with a range of wall and base storage units with coordinated work surface areas, partly tiled walls and inset stainless steel sink unit and drainer. Integrated appliances

include, electric oven with gas hob over and cooker hood above. Space for fridge/freezer, and plumbing for washing machine. Cupboard housing Combi boiler. Designated space for dining table and chairs. Door to under-stair storage. Tv point and Radiator.

### FIRST FLOOR

#### First Floor Landing

12'5" x 6'2" (3.8 x 1.9)

A double glazed window overlooks the side aspect. Door to over-stair storage. Loft access hatch.

#### Bedroom One

13'8" x 8'3" (4.17 x 2.53)

A double glazed window overlooks the front aspect. Radiator and door to en-suite bathroom.

#### En Suite

4'5" x 4'4" (1.35 x 1.34)

Fitted with a fully tiled shower cubicle, low level W.C and wash hand basin. Extractor fan and radiator.

#### Bedroom Two

10'1" x 8'4" (3.08 x 2.55)

A double glazed window overlooks the rear aspect. Double mirrored fitted wardrobe and radiator,

#### Bedroom Three

8'7" x 6'2" (2.63 x 1.90)

A double glazed window overlooks the front aspect. Radiator and space for a wardrobe.

### Bathroom

6'2" x 5'6" (1.88 x 1.68)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising panelled bath, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

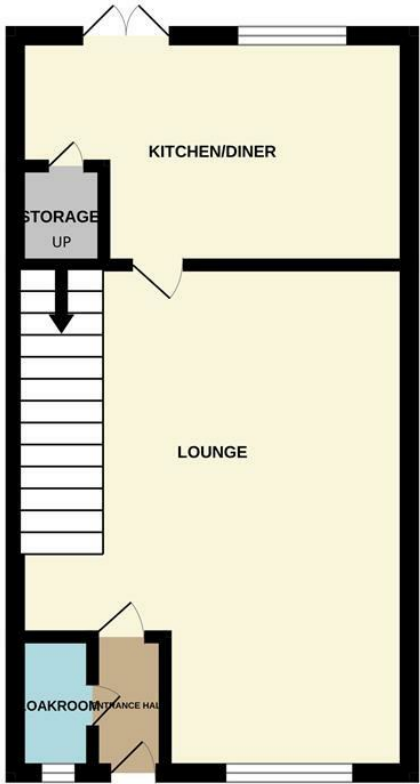
### EXTERIOR

To the front there is a low maintenance garden with artificial grass and decorative stone. To the side of the property there is a tarmacadam driveway for parking. To the rear, the garden is laid with artificial grass, with mature shrub border and raised decking with space for dining. Fully enclosed by panelled fencing and access gate. Shed.

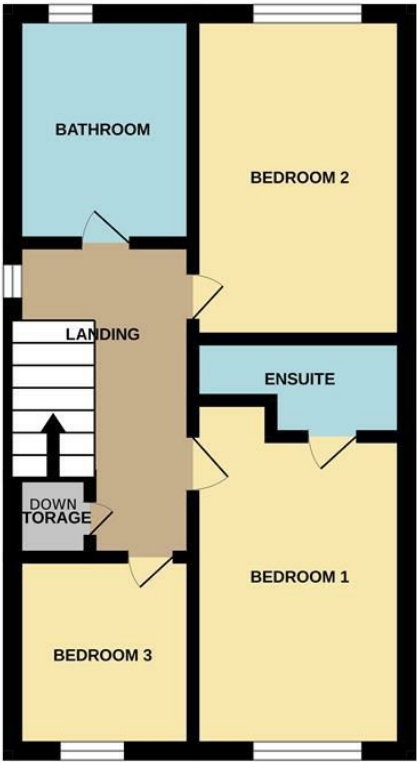


Floor Plan

GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (49.9 sq.m.) approx.  
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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