



40 Edge Street

Burslem, Stoke-On-Trent, ST6 4HQ

If you ain't living on the EDGE your taking up to much space! Well its time to live on EDGE and take all the space you need because this immaculate semi detached property on EDGE Street has space in abundance. Sitting on a extremely sizable corner plot the accommodation on offer comprises a lounge, dining room, modern fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from a huge tarmacadam driveway stretching down the side of the property, to the rear there is a paved patio area with vegetable patch and greenhouse. To the rear the property houses a large outbuilding with double doors to the front versatile to suit many uses. Located in the popular area of Burslem close to local amenities, bus routes and schooling. Are you ready to live on the EDGE? Because the view is absolutely fantastic. Call today to book a viewing.

Offers in the region of £175,000

40 Edge Street

Burslem, Stoke-On-Trent, ST6 4HQ



- IMMACULATE SEMI DETACHED
- MODERN FITTED KITCHEN
- HUGE DRIVEWAY
- EARLY VIEWING A MUST
- EXTREMELY SIZEABLE CORNER PLOT
- THREE BEDROOMS
- LARGE OUTBUILDING FOR VERSATILE USE
- LOUNGE & DINING ROOM
- FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

10'3" x 6'2" (3.14 x 1.90)

A double glazed window overlooks the front aspect coupled with a window to the front. Telephone point. Stairs leading to the first floor. Radiator.

Lounge

11'10" x 10'8" (3.63 x 3.26)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Television and telephone point. Radiator.

Dining Room

17'4" x 11'11" (5.29 x 3.65)

Two double glazed windows overlook the side and rear aspects. Storage cupboard. Two radiators.

Kitchen

13'2" x 9'7" (4.02 x 2.94)

A double glazed window overlooks the rear aspect with a access door to the side. 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. Space for fridge/freezer, slim line dishwasher and plumbing for

washing machine. Storage cupboard housing central heating boiler. Television point, tiled flooring and radiator.

FIRST FLOOR

First Floor Landing

9'3" x 6'3" (2.84 x 1.92)

A double glazed window overlooks the side aspect.

Bedroom One

11'11" x 10'8" (3.65 x 3.26)

A double glazed window overlooks the front aspect. Fitted wardrobes, television point and radiator.

Bedroom Two

11'10" x 10'9" (3.63 x 3.30)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

6'5" x 6'4" (1.98 x 1.94)

A double glazed window overlooks the front aspect. Loft access hatch. Radiator.

Bathroom

7'8" x 6'0" (2.35 x 1.85)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C, vanity hand wash

basin and bidet. Fully tiled walls and radiator.

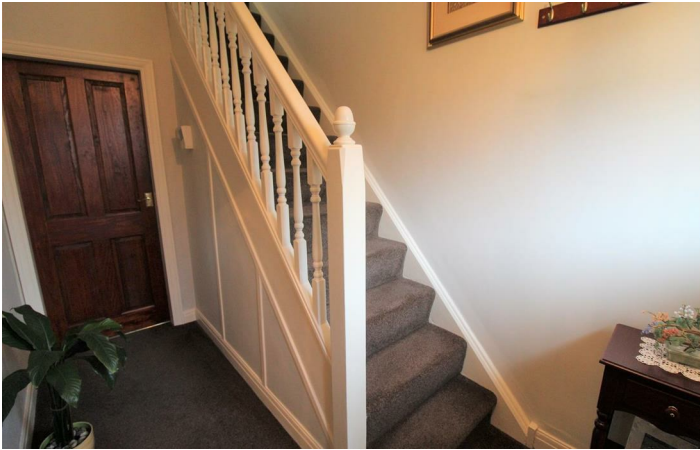
EXTERIOR

To the front there is a large tarmacadam driveway stretching down the side of the property with ample off road parking, there is lawned area with flower bed border. To the rear there is a further tarmacadam patio area and paved seating area, vegetable patch with green house and enclosed with a hedge border.

Outbuilding/Garage

22'5" x 18'6" (6.85 x 5.64)

Two sets of double doors open to the front. Power and lighting with window to the side.

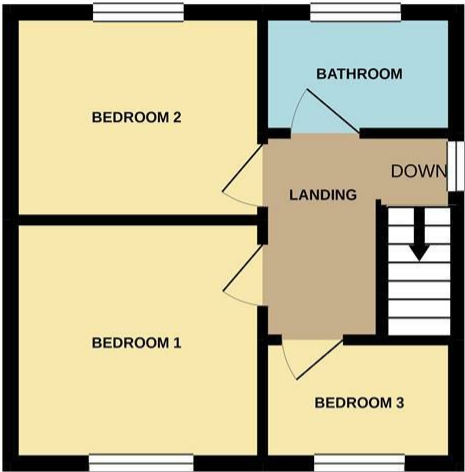


Floor Plan

GROUND FLOOR



1ST FLOOR



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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