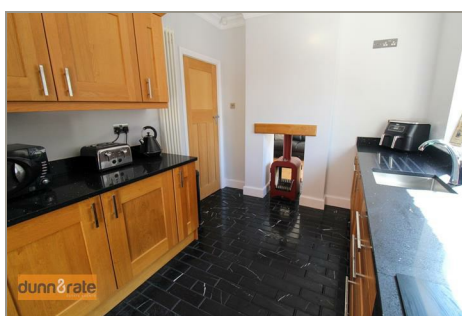
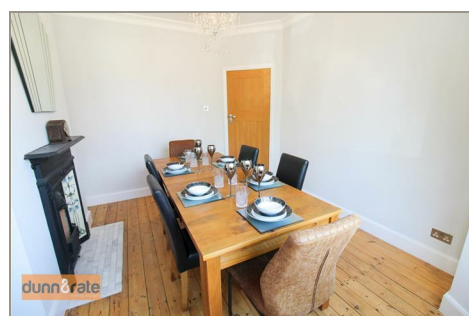




14 Acreswood Road Burslem, Stoke-On-Trent, ST6 7DZ

You ain't never had a friend like me! Rub my magic lamp and I will grant you three wishes?? What will it be? An immaculate semi detached property with ample off road parking! GRANTED! A property that has two reception rooms, modern fitted kitchen and cloakroom! GRANTED! And I need three bedrooms and contemporary family bathroom! Well my master I GRANT you all three! And I will throw in a garage and fully enclosed rear garden. All located in the popular area of Acreswood, close to local amenities and commuter links to the main town centre. Sold with no upward chain and beautifully maintained by its current owner this superb property really will make your dreams come true. See all you gotta do is rub that lamp, and I'll say, Mister home hunter, sir. What will your pleasure be? Let me take your criteria, jot it down! You ain't never had a friend like me!!! Don't delay and call and book your viewing today!

Offers in excess of £215,000

14 Acreswood Road

Burslem, Stoke-On-Trent, ST6 7DZ



- STUNNING SPACIOUS SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES AND UNDERFLOOR HEATING
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES
- LOUNGE WITH MULTIFUEL BURNER
- THREE BEDROOMS, TWO WITH FEATURE FIREPLACES
- GARAGE AND LARGE REAR GARDEN WITH UNDERGROUND BUNKER
- DINING ROOM WITH FIREPLACE FEATURE
- LUXURIOUS BATHROOM SUITE WITH BUILT IN TELEVISION
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

5'10" x 2'1" (1.79 x 0.65)
UPVC sliding doors to the front aspect.

Entrance Hall

12'7" x 5'10" (3.86 x 1.80)
Original front door and original window to the front aspect. Radiator. Tiled flooring.

Cloakroom

4'3" x 2'5" (1.32 x 0.74)
A UPVC window to the side aspect. Fitted with a low level W.C and wash hand basin.

Lounge

13'6" x 10'5" (4.14 x 3.20)
UPVC patio doors to the rear aspects. Multi fuel burner and radiator. Original wooden flooring

Dining Room

12'7" x 10'5" (3.85 x 3.19)
UPVC bay window to the front aspect. Open fireplace and radiator. Original wooden flooring.

Kitchen

11'3" x 8'8" (3.43 x 2.65)
A UPVC window to the rear aspect

and UPVC door to the side aspect. Fitted with base storage units and inset stainless steel sink with mixer tap. Granite work tops and tiled flooring with underfloor heating. Integrated appliances include electric oven and induction hob. Dishwasher and fridge and freezer. Vertical radiator.

FIRST FLOOR

Landing

10'5" x 6'3" (3.20 x 1.93)
UPVC window to the side aspect. Stairs from the first floor.

Bedroom One

14'9" x 10'6" (4.51 x 3.21)
A UPVC window to the rear aspect. Radiator and open fireplace.

Bedroom Two

10'7" x 10'7" (3.25 x 3.24)
A UPVC bay window to the front aspect. Radiator and open fireplace.

Bedroom Three

7'0" x 5'11" (2.15 x 1.81)
A UPVC window to the front aspect. Radiator and loft hatch.

Bathroom

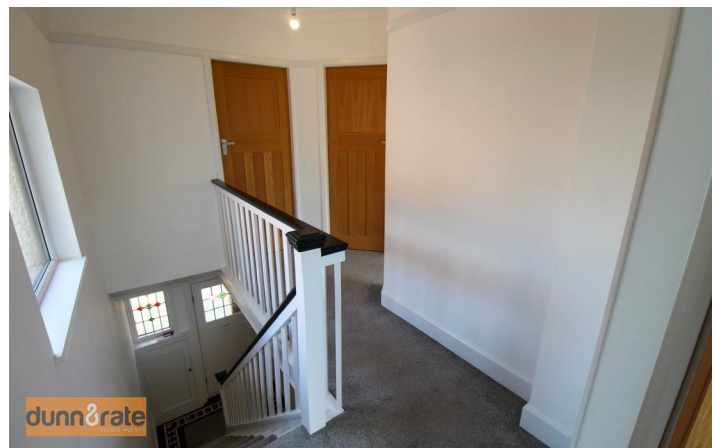
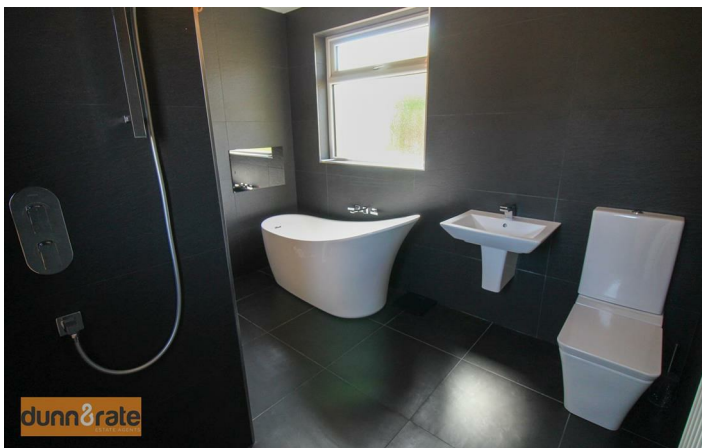
10'5" x 8'6" (3.20 x 2.60)
UPVC windows to the front and rear aspect. Fitted with a suite comprising free standing bath with built in television above, walk in shower with waterfall above, wash hand basin and low level W.C. Fully tiled walls and flooring with under floor heating. Vertical radiator.

EXTERIOR

To the front of the property there is a large gravel driveway leading down the side. Double gates leading to a good sized enclosed rear garden with underground bunker.

Garage

14'9" x 9'4" (4.50 x 2.86)
An electric up and over door to the front aspect. Window to the side aspect and UPVC door to the rear aspect. Power and light. Plumbing for a washing machine and wall mounted Worcester boiler and cylinder.



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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