



53 Burtree Drive

Norton Heights, Stoke-On-Trent, ST6 8GZ

Asking price £150,000

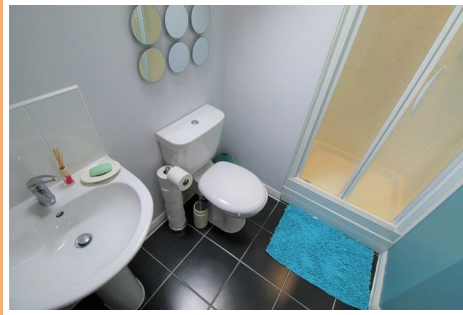
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Ground Floor

Entrance Hall

The property has a double glazed entrance door to the front. Radiator and stairs to the first floor.

Cloak Room

6'2" x 3'0" (1.89 x 0.93)

Double glazed window to the side. Low level W.C, wash-hand basin and tiled splash back. Radiator.

Lounge Diner

16'4" x 13'5" (5 x 4.11)

The lounge/diner has a double glazed window and patio doors to the rear. Fireplace housing electric fire. Large under-stairs storage cupboard. Two radiators and television point.

Kitchen

10'11" x 6'5" (3.34 x 1.98)

Double glazed window to the front. Fitted kitchen with a range of wall and base storage units, with inset stainless steel sink and side drainer. Co-ordinated work surface areas. Integrated appliances including electric oven and gas hob above, fridge/freezer and space and plumbing for washing machine and dishwasher. Partly tiled.

First Floor

First Floor Landing

Radiator.

Bedroom Two

13'6" x 10'9" (4.12 x 3.29)

Two double glazed windows to the rear. Radiator.

Bedroom Three

13'6" x 9'1" (max) (4.12 x 2.78 (max))

Two double glazed windows to the front. Radiator.

Bathroom

6'6" x 6'5" (2.00 x 1.97)

Fitted with a suite comprising of panelled bath and over shower, featuring waterfall shower-head. Low level W.C and wash hand-basin. Partly tiled. Extractor Fan. Radiator.

Second Floor

Second Floor Landing

Velux window. Large storage cupboard.

Bedroom One

12'9" x 10'3" (3.90 x 3.13)

Double glazed window to the front. Fitted wardrobe. Radiator.

En-suite

5'4" x 4'11" (1.63 x 1.52)

Velux window to the rear. Built in shower

cubicle. Low-level W.C and wash-hand basin. Extractor fan. Shaver point and radiator. Partly tiled.

Exterior

Front Garden

Steps leading to the entrance door and to the side in-front of the garage. a tarmacadam driveway.

Rear Garden

The rear garden is laid to lawn with a paved patio area and sleeper raised flowerbeds. Towards the bottom of the garden there is a gravelled seating area. The garden is fully enclosed by panelled fencing.

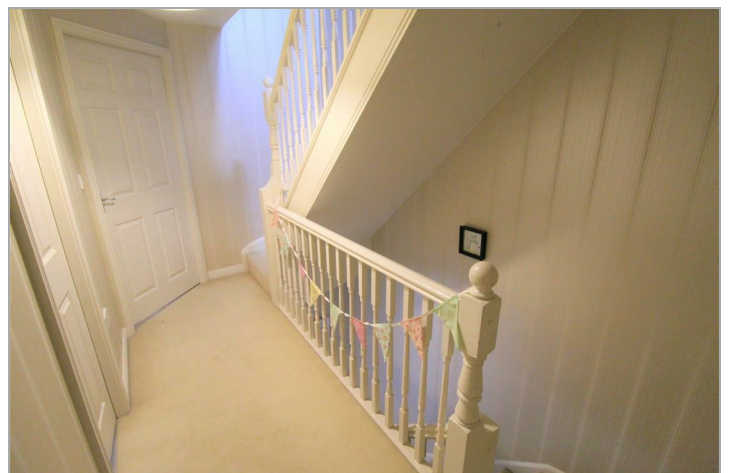
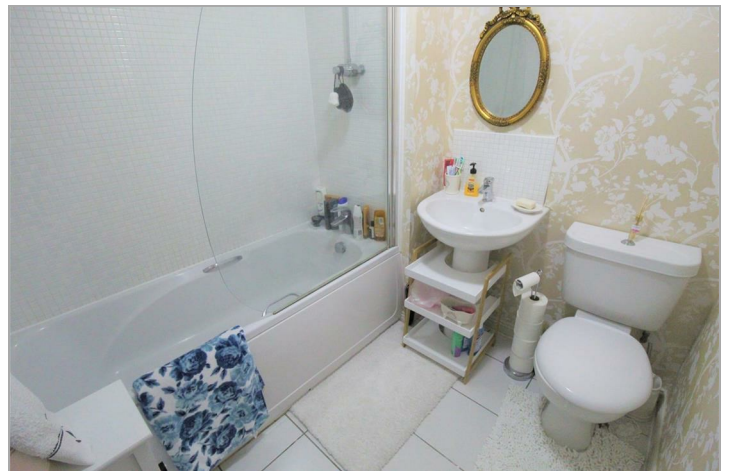
Garage

13'10" x 8'6" (4.24 x 2.6)

Up and over garage door with power and lighting and additional storage unit at the back.

Agent Notes

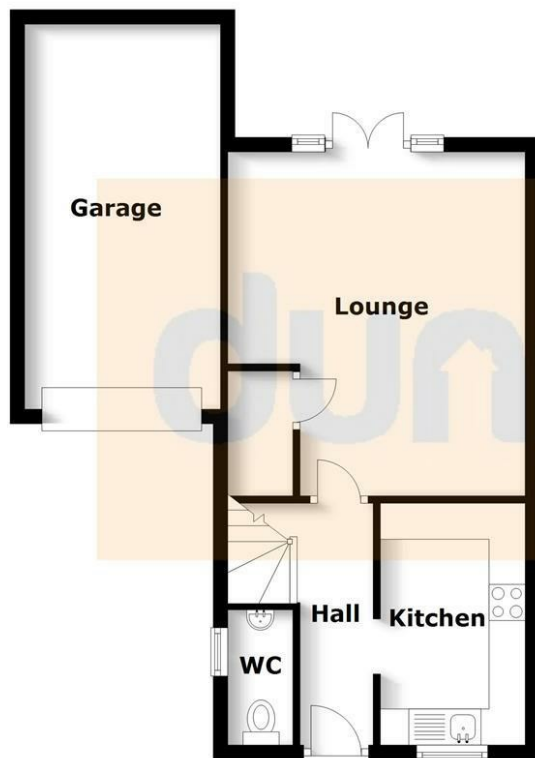
The garage is leasehold, which currently stands at 999 years left on it and no monthly charge.





Ground Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



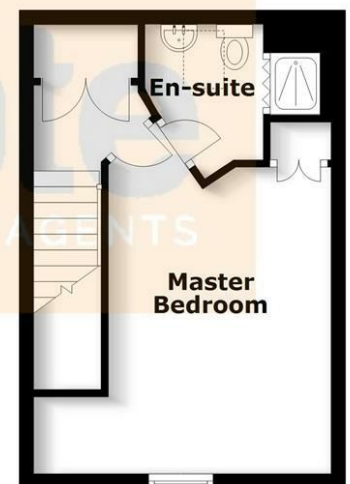
First Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



Second Floor

Approx. 25.6 sq. metres (275.7 sq. feet)



Total area: approx. 108.2 sq. metres (1164.2 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

Viewing

Please contact our dunn & rate Estate Agents Office on 01782 789369 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) 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			88
(81-91) B		77	
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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