



18 Dollys Lane

Burslem, Stoke-On-Trent, ST6 1BU

In the words of the great DOLLY Parton, 'Well, I tumble outta bed and stumble to the kitchen, pour myself a cup of ambition. Yawn and stretch and try to come to life!' Well them morning get ups will feel that little easier if you wake up in this beautiful semi detached property on DOLLY's Lane. Move in ready this spacious semi detached property comprises lounge/diner, modern fitted kitchen, utility room, two double bedrooms and a bathroom. Externally the property benefits from ample off road parking and a well maintained garden to the rear with paved patio and artificial lawn. Located in the popular area of Burslem, close to local amenities, schooling and commuter links to the main town centre. Forget working 9 to 5 enjoy time at home and make this one your own. Call today to book a viewing.

Offers in excess of £155,000

18 Dollys Lane

Burslem, Stoke-On-Trent, ST6 1BU



- STUNNING SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED REAR GARDEN
- GOOD SIZED LOUNGE/DINER
- BATHROOM
- SOLD WITH NO UPWARD CHAIN
- MODERN FITTED KITCHEN AND UTILITY ROOM
- AMPLE OFF ROAD PARKING
- ARRANGE YOUR VIEWING NOW

GROUND FLOOR

Entrance Hall

10'9" x 6'1" (3.30 x 1.87)

A UPVC door to the front aspect.

Stairs to the first floor. Door to under stair storage cupboard with a window to the side aspect and boiler.

Lounge/Diner

23'7" x 13'1" (7.20 x 3.99)

Two double glazed windows one to the front and one to the rear aspect. Two radiators. Television and telephone point.

Kitchen

12'5" x 10'2" (3.79 x 3.11)

A UPVC door to the side aspect and double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset Asterite sink and side drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Appliances include electric oven

and electric hob with cooker hood above. Space for a fridge/freezer. Radiator.

Utility

4'11" x 2'11" (1.50 x 0.90)

A double glazed window to the side aspect. Plumbing for a washing machine.

Side Porch

4'7" x 3'7" (1.42 x 1.11)

UPVC door to the side aspect.

Double glazed windows to the side and front aspect.

FIRST FLOOR

Landing

6'1" x 3'8" (1.87 x 1.14)

A double glazed window to the side aspect. Stairs from the ground floor. Loft hatch access.

Bedroom One

12'9" x 11'10" (3.91 x 3.62)

Two double glazed windows to the front aspect. Radiator. Door to storage cupboard.

Bedroom Two

10'0" x 9'10" (3.05 x 3.02)

A double glazed window to the rear aspect. Radiator.

Bathroom

7'6" x 6'0" (2.30 x 1.85)

A double glazed window to the side aspect. Fitted with a suite comprising bath with mixer tap, wash hand basin and low level W.C. Partly tiled walls and radiator.

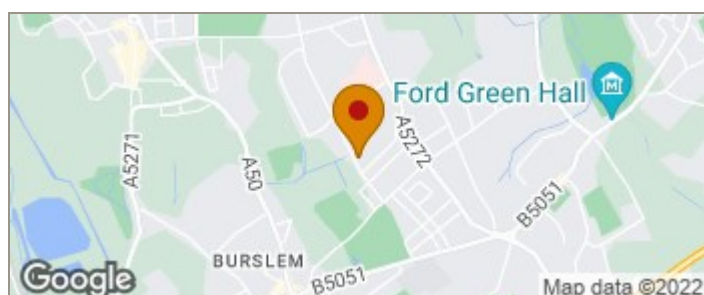
EXTERIOR

To the front of the property there is a paved driveway and mature hedge borders, flower beds. The rear of the property has an enclosed garden with artificial lawn and paved patio area.

Council Tax Band

Council Tax Band B.

Purchaser should seek confirmation prior to completion





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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