



87 Burtree Drive

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

Like any great tasting cake it has to be made up of three elements, the base, the filling and the topping. Well when you see this immaculate three storey town house on Burtree Drive you will be dying to sample a slice. The base offers a large lounge, conservatory, modern fitted kitchen and cloakroom. The beautiful filling is made up of three double bedrooms, family bathroom and en-suite. And that ever so sweet topping that brings the recipe together is made up of a fully enclosed landscaped garden, allocated parking and positioned in one of the areas most popular estates, Norton Heights. Now I have your mouth watering with excitement, why don't you come and sample it for yourself!!! Call today to book a viewing.

£195,000

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- IMMACULATELY PRESENTED TOWN HOUSE PROPERTY
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE & CLOAKROOM
- FREEHOLD PROPERTY
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- THREE DOUBLE BEDROOMS
- ALLOCATED PARKING
- CONSERVATORY/DINING AREA
- FAMILY BATHROOM
- LANDSCAPED REAR GARDEN

GROUND FLOOR

Entrance Hall

The property had a double glazed door to the front aspect. Radiator. Stairs to first floor.

Cloakroom

6'3" x 3'0" (1.91 x 0.92)
Low level W.C and wash hand basin with tiled splash back. Extractor fan and radiator.

Kitchen

10'10" x 6'4" (3.31 x 1.95)
A double glazed window overlooks the front aspect. 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. Integrated appliances include electric oven with gas hob and cooker hood above, fridge/freezer and dishwasher. Plumbing for a washing machine. Wall mounted central heating boiler. Radiator.

Lounge

15'8" x 13'6" (4.79 x 4.12)
Double patio doors lead into the conservatory. Large under stairs storage cupboard. Electric feature fireplace and two radiators.

Conservatory

10'9" x 9'6" (3.29 x 2.91)
A UPVC double glazed conservatory with doors leading out onto the rear garden. Space for table and chairs.

FIRST FLOOR

First Floor Landing

Radiator. Stairs leading to the second floor.

Bedroom Two

11'5" x 10'9" (3.49 x 3.28)
Two double glazed windows overlook the rear aspect. Fitted wardrobes with sliding mirrored doors. Television point. Radiator.

Bedroom Three

13'5" x 9'0" (4.11 x 2.76)
Two double glazed windows overlook the front aspect. Radiator.

Bathroom

6'6" x 6'5" (1.99 x 1.97)
Fitted with a suite comprising panelled bath, low level W.C and wash hand basin. Fully tiled walls. Extractor fan, shaver point and radiator.

SECOND FLOOR

Second Floor Landing

Velux window to the rear. Storage cupboard housing hot water cylinder and access to eaves storage.

Bedroom One

12'7" x 10'1" (3.86 x 3.09)
A double glazed window overlooks the front aspect. Fitted wardrobe. Radiator.

En-Suite

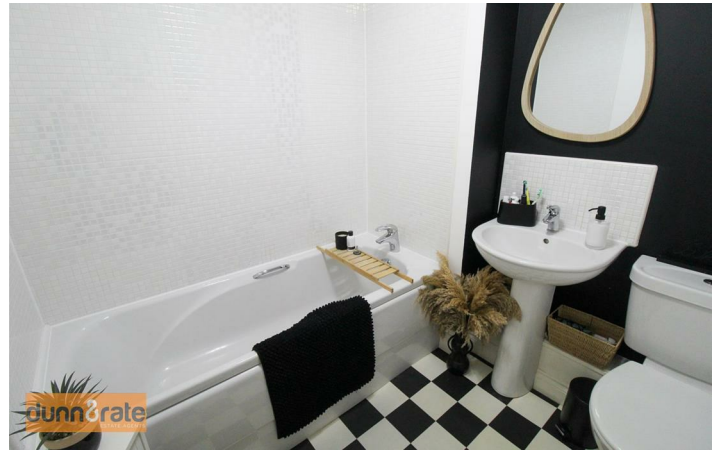
5'6" x 5'3" (1.69 x 1.62)
A double glazed Velux window overlooks the rear. Fitted with a shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Radiator.

EXTERIOR

To the rear the garden is fully enclosed by panelled fencing and an access gate leading to the parking area. The garden has a decked seating area and slated borders. Garden shed.

Parking

There are two allocated parking spaces to the rear of the property.



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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