

17 Oakville Avenue

Burslem, Stoke-On-Trent, ST6 7DY

One, two, three, lets plant a tree! The mighty OAK big and strong, with the deepest of roots I am not wrong! Plant the little acorn and watch it grow, its time to start your roots here at this delightful semi detached property on OAKville Avenue! Beautifully presented throughout the spacious accommodation on offer comprises a lounge/diner, conservatory, fitted kitchen, utility area and cloakroom make up the ground floor. To the first floor you will find three bedrooms and a family bathroom. Externally the property benefits from ample off road parking and a garage. To the rear the garden is fully landscaped and laid with artificial lawn, decked seating areas and a summer house. Located in the popular area of Burslem close to local amenities, schooling and commuter links. Its time to watch it grow into your new home, call today to book a viewing.

£205,000

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- BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY
- CONSERVATORY
- FAMILY BATHROOM
- POPULAR LOCATION
- LARGE LOUNGE & DINING ROOM
- UTILITY AREA & CLOAKROOM
- OFF ROAD PARKING & GARAGE
- FULLY FITTED KITCHEN
- THREE BEDROOMS
- LANDSCAPED REAR GARDEN

GROUND FLOOR

Entrance Porch

Double glazed door to the front aspect. Tiled flooring.

Entrance Hall

12'3" x 6'3" (3.74 x 1.93)

Double glazed door to the front aspect and double glazed window to the side aspect. Ceiling spotlights, tile flooring and radiator. Stairs leading to first floor.

Cloakroom

6'3" x 2'4" (1.91 x 0.73)

Double glazed window to the side aspect. Partly tiled with low level WC, wash hand basin with vanity and radiator.

Lounge

14'9" x 10'6" (4.51 x 3.21)

Double glazed window to the front aspect. Open fireplace. Vertical radiator and TV point.

Dining Room

10'4" x 8'2" (3.15 x 2.50)

Sliding patio doors to the rear aspect. Radiator.

Kitchen

10'3" x 8'10" (3.14 x 2.71)

Double glazed window to the rear aspect. Fitted with a range of wall and base units and co-ordinating

work surfaces. Partly tiled with asterite sink/drain. Double electric oven, gas hob, cookerhood, space for fridge/freezer, integrated microwave. Central heating boiler. Under stairs storage. Radiator and tiled flooring.

Utility Area

20'10" x 5'2" (6.37 x 1.60)

Wall units with work surfaces. Washing machine and tumble dryer. Two access doors to front and rear aspects.

Conservatory

11'3" x 6'7" (3.44 x 2.02)

Double glazed windows to the rear and side aspects, with UPVC construction, radiator and TV point.

FIRST FLOOR

Landing

Double glazed window to the side aspect. Ceiling spotlights. Loft access hatch.

Bedroom One

12'4" x 10'5" (3.78 x 3.19)

Double glazed window to the front aspect. Radiator. TV point. Ceiling spotlights.

Bedroom Two

12'10" x 8'4" (3.93 x 2.56)

Double glazed window to the rear

aspect. Fitted wardrobes. Radiator. TV point. Ceiling spotlights.

Bedroom Three

9'3" x 6'4" (2.84 x 1.95)

Double glazed window to the front aspect. Radiator.

Bathroom

6'2" x 5'8" (1.89 x 1.75)

Double glazed window to the side aspect. Fully tiled with walk-in waterfall shower, wash hand basin with vanity, low level WC, ladder style radiator, ceiling spotlights and extractor fan.

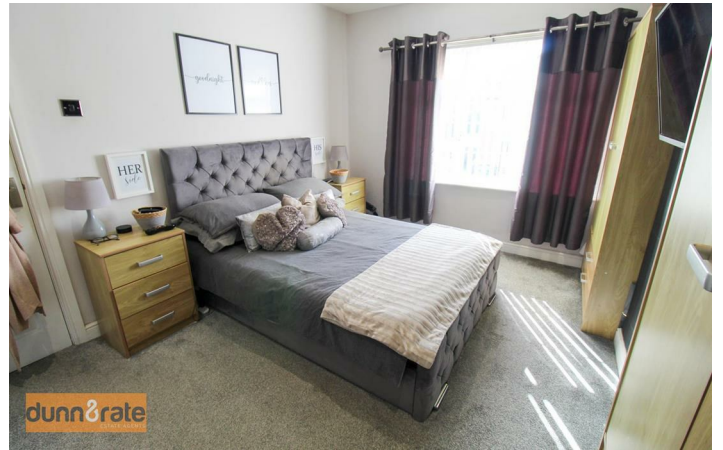
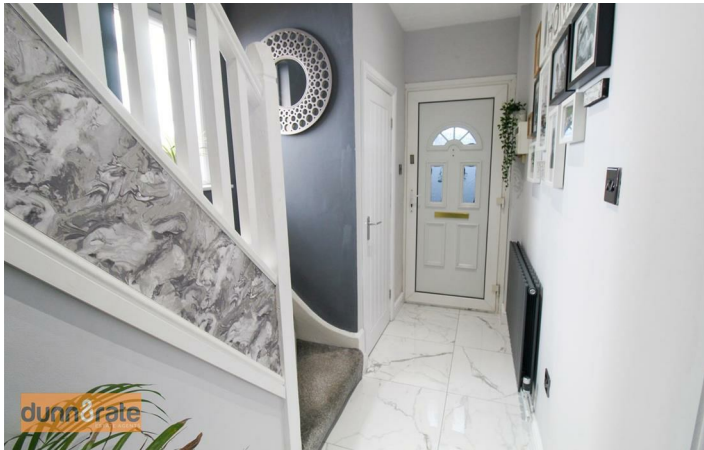
EXTERIOR

The front of the property benefits from a tarmac driveway. The rear of the property benefits from an artificial lawn, decked seating area and paved patio with a summerhouse.

Garage

21'3" x 10'2" (6.48 x 3.11)

Up and over garage door. Garage has power and lighting.



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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