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ESTATE AGENTS

# 6 Garlick Street

## Burslem, Stoke-On-Trent, ST6 7DQ

Hold me close and hold me fast, The magic spell you cast, This is la vie en rose...looking for your next home where the roses bloom, look no further than this lovingly cared for townhouse on Garlick Street, Burslem. The accommodation on offer comprises of a welcoming entrance hall, large lounge/diner, modern kitchen, and conservatory to the ground floor. To the first floor, you will find three good sized bedrooms and a fitted shower room. Externally, the property benefits from a paved forecourt with gate to the front. To the rear, the garden is fully enclosed with laid to lawn and a paved patio area. Located in the popular area of Burslem, close to local amenities, schooling and commuter links to the main town centre. So don't let this property pass you by, make it yours! Call today to book a viewing.

£164,950

# 6 Garlick Street

Burslem, Stoke-On-Trent, ST6 7DQ

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- WELL PRESENTED FORECOURTED TOWNHOUSE
- LARGE ENTRANCE HALL WITH STORAGE
- OPEN PLAN LOUNGE/DINER
- CONSERVATORY
- MODERN FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- FITTED SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN
- POPULAR LOCATION, CLOSE TO AMENITIES
- EARLY VIEIWNG A MUST

## GROUND FLOOR

### Entrance Hall

15'0" x 6'9" (4.58 x 2.08)
A door opens to the front aspect. Door to a storage cupboard housing combi boiler. Radiator and stairs to the first floor.

### Lounge/Diner

24'8" x 11'3" (7.53 x 3.45)
A double glazed bay window looks out to the front aspect and double glazed sliding patio doors open into the conservatory. Two single glazed windows look into the Kitchen. Gas fireplace, TV point and two radiators.

### Kitchen

10'3" x 7'3" (3.14 x 2.21)
A double glazed window looks out to the rear aspect and a door opens into the conservatory. Fitted with a range of wall and base storage units, coordinating work surface areas and inset sink and drainer. Space for a freestanding oven and washing machine. Integrated under counter fridge. Partly tiled walls and radiator.

### Conservatory

12'10" x 8'1" (3.93 x 2.47)
Double glazed windows looks out to the rear and side aspect, double doors open onto the rear garden. Radiator.

## FIRST FLOOR

### First Floor Landing

8'4" x 6'9" (2.56 x 2.06)
Stairs from the ground floor. Loft access hatch.

### Bedroom One

13'2" x 11'4" (4.02 x 3.46)
A double glazed window looks out to the front aspect. Radiator.

### Bedroom Two

11'4" x 11'3" (3.46 x 3.45)
A double glazed window looks out to the rear aspect. Radiator.

### Bedroom Three

9'7" x 6'10" (2.94 x 2.09)
A double glazed window looks out to the front aspect. Radiator.

### Bathroom

7'10" x 5'10" (2.41 x 1.79)
Two double glazed windows looks out to the rear aspect. Fitted suite comprising of walk in shower, Low Level WC and Wash Hand Basin with vanity unit. Tiled walls, spot lights and radiator.

## EXTERIOR

To the front of the property there is a paved fore courted gated entrance. The rear garden is fully enclosed, laid to lawn with mature shrubs, a paved patio area and glass balustrade. Shed.

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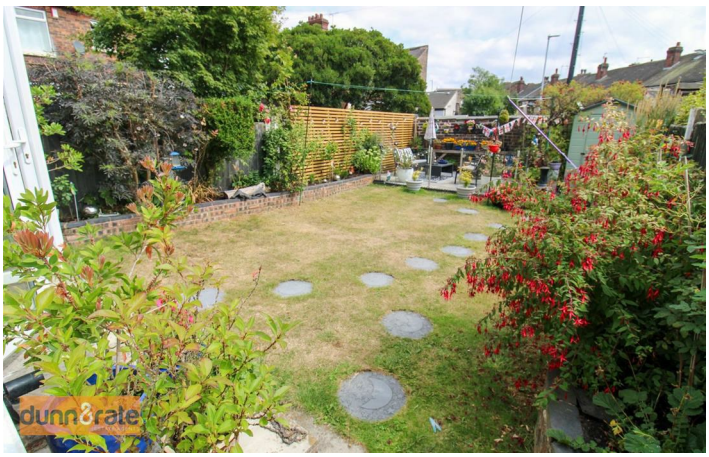
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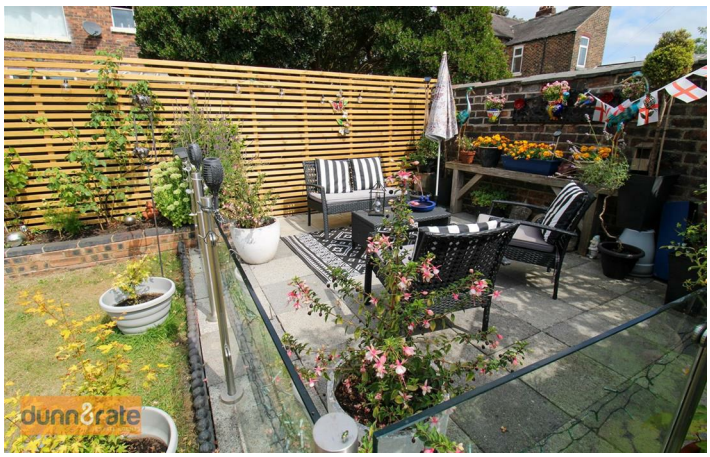
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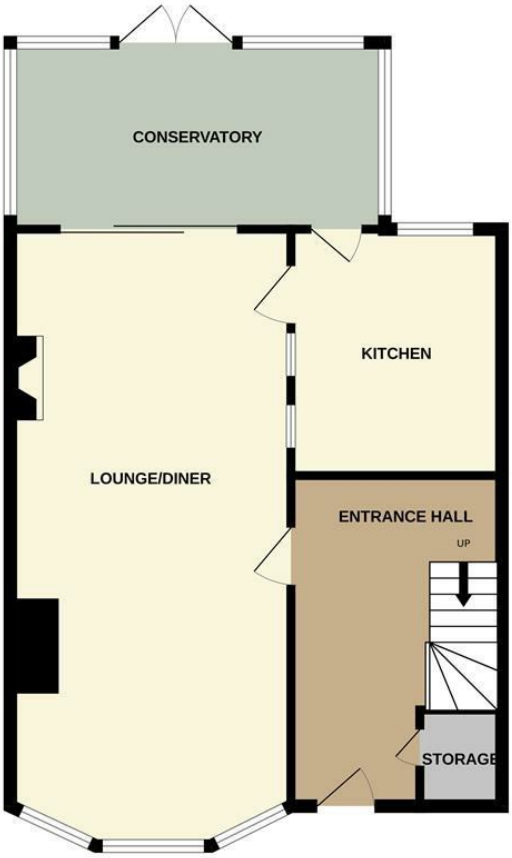
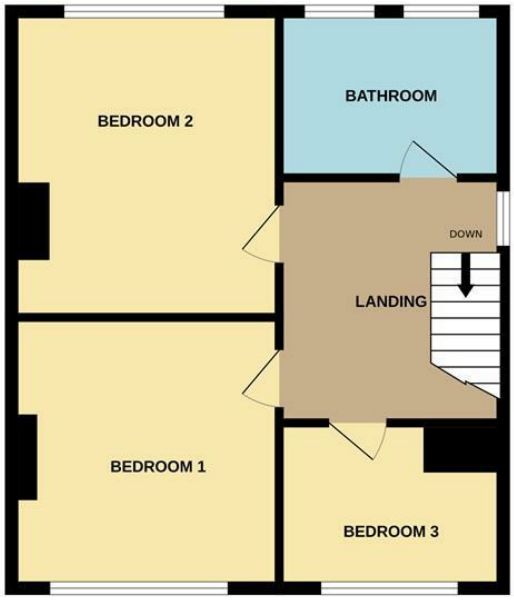
# Floor Plan

GROUND FLOOR




1ST FLOOR




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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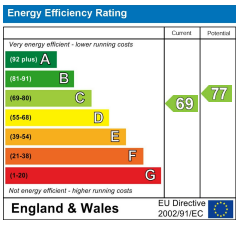


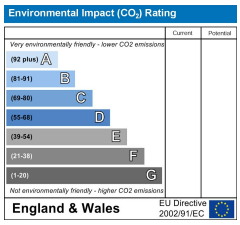


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