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## 18 Westmarsh Grove, Burslem, Stoke-On-Trent, Staffordshire, ST6 7PT



**Freehold Asking price £184,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented modern day detached home situated in a pleasant cul de sac location in Burslem, which provides ease of access to local shops, schools and amenities. As you would expect this property offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, lounge, fitted kitchen / dining room, utility room and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and an attached garage. Viewing Advised !

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door with inset frosted glazed panel, pendant light fitting, electricity consumer unit, BT telephone point subject to usual transfer regulations, single panelled radiator, power point, wood effect laminate flooring and part panelled part frosted glazed door leads off to;

### LOUNGE 4.93m x 4.60m (16'2" x 15'1")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, double panelled radiator, three chrome and glass wall light fitting, t.v. aerial socket, seven power points, Sky connection point subject to usual transfer regulations, stairs to first floor landing and part panelled part glazed door leads off to;



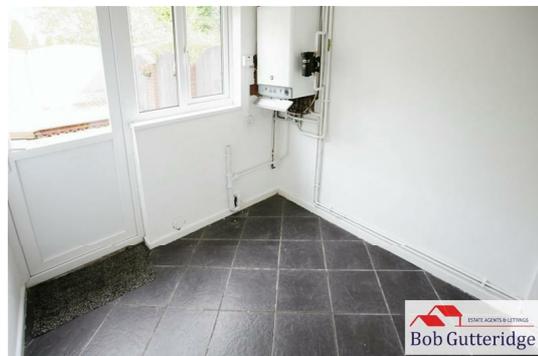
### FITTED KITCHEN/DINING ROOM 4.57m x 2.49m (15' x 8'2")

With Upvc double glazed window to rear, coving to ceiling, six spotlight fittings, range of base and wall mounted high gloss white storage cupboards providing ample cupboard and drawer space with round edge work surface with built-in stainless steel sink unit with mixer tap above, built-in Lamona oven with four ring brushed stainless steel hob unit and stainless steel extractor above, ceramic splashback tiling in high gloss white tiles, space for fridge/freezer, vinyl cushion flooring, double panelled radiator, eight power points and part panelled part frosted door leads off to;



### UTILITY ROOM 2.16m x 2.34m (7'1 x 7'8)

With Upvc double glazed window to rear, Upvc double glazed rear access door with inset double glazed panel, three lamp light fitting, single panelled radiator, plumbing for automatic washing machine, three power points, vinyl cushion flooring and internal access to garage.



### FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space, pendant light fitting, power point and doors leading off to rooms including;



### FIRST FLOOR BATHROOM 2.51m x 1.85m (8'3 x 6'1)

With Upvc double glazed frosted window to front, globe light fitting, white suite comprising of low level dual flush WC, pedestal sink unit and panelled bath unit with mixer tap and shower attachment above, vinyl cushion flooring and modern chrome towel rail.



### BEDROOM ONE (FRONT) 3.48m x 2.62m (11'5 x 8'7)

With Upvc double glazed window to front with inset lead pattern, double panelled radiator, coving to ceiling, pendant light fitting and two power points.



### **BEDROOM TWO 3.51m x 2.62m (11'6 x 8'7)**

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, wood effect laminate flooring and two power points.



### **BEDROOM THREE 2.06m x 1.91m (6'9 x 6'3)**

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, single panelled radiator and two power points.



### **EXTERNALLY**

#### **FORE GARDEN**

With tarmac driveway providing off road parking, brick paved parking area to frontage and lawned section with shrubs and plants to borders.

## REAR GARDEN

Enjoying views over Burslem Golf Course to rear, bounded by concrete post and timber fencing and garden brick walls and timber fencing, lawned section, flagged area providing patio space, gravelled area for ease of maintenance and tiering up to timber decked area providing ample sitting space.



## ATTACHED GARAGE 4.78m x 2.18m (15'8 x 7'2)

With metal up and over door, two fluorescent tube light fittings, four power points and gas and electric meter cupboards.

## COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

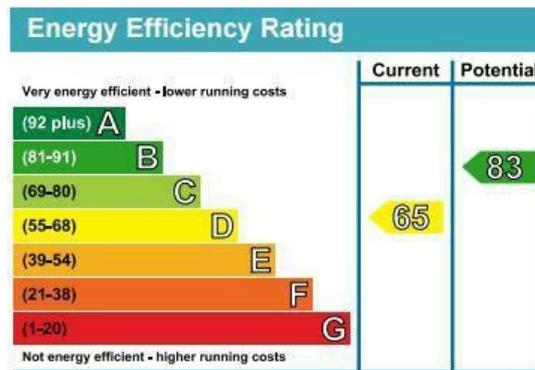
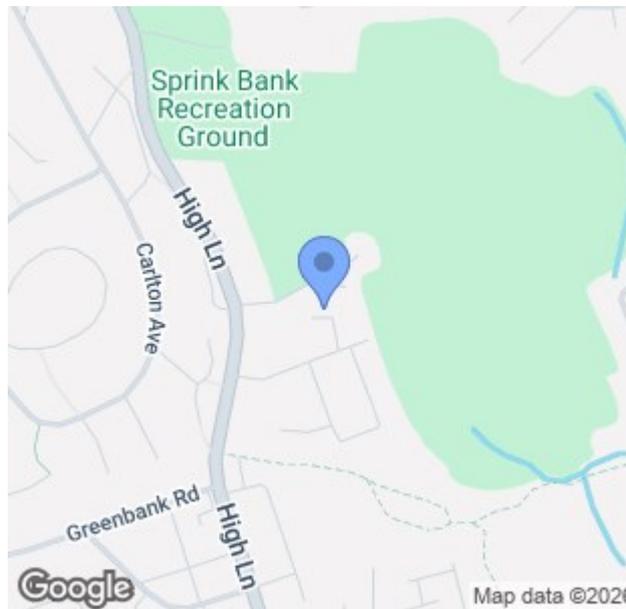
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

