

Bluestone Avenue Burslem Stoke-On-Trent ST6 7EF



Offers In The Region Of £190,000

Bluestone Avenue, Burslem, Stoke-On-Trent, ST6 7EF

The property of your dreams could be closer than you think
But be quick because it's sure to go in a blink
A THREE BEDROOM SEMI that's spacious all through
Perfect if you're a first time buyer or family wanting somewhere to move straight into
Located in popular Burslem with amenities all near
This property on Bluestone Avenue, you will hold very dear
If it sounds like this property is right up your street
Call us to view and at the property we will meet!

Nestled in Bluestone Avenue of Stoke-On-Trent, this beautifully presented and much-loved family home is a true gem waiting to be discovered. Stepping into the property, you are greeted by an inviting entrance hall that sets the tone for what's to come. The property boasts a spacious lounge/diner, perfect for entertaining guests or simply relaxing with your loved ones. The stylish kitchen is a chef's dream, offering both functionality and elegance for your culinary adventures. With three bedrooms, this home provides ample space for a growing family or those in need of a home office or guest room. The luxury bathroom adds a touch of sophistication, creating a spa-like retreat within your own home.

Outside, the good-sized rear garden offers a tranquil escape from the hustle and bustle of everyday life. Whether you have a green thumb or simply enjoy al fresco dining, this outdoor space is sure to impress. Additionally, the property features ample parking, ensuring convenience for you and your guests. This property exudes character and charm, blending timeless elegance with modern comforts. A true must-see, this home is a rare find that combines practicality with style. Don't miss the opportunity to make this house your home.

Entrance Hall

You are welcomed by the composite door to the front aspect. Stairs off to the first floor. Laminate floor. Useful storage cupboard housing gas central heating boiler.

Lounge/Diner

25'4" into box window x 9'10" (7.73 into box window x 3.00)

Double glazed box window to the front aspect. Feature fireplace, hearth housing log burner. Double glazed French doors with access into the rear garden. Radiator.



Kitchen

16'10" max narrowing to 11'10" x 6'8" (5.14 max narrowing to 3.61 x 2.04)

Well presented fitted kitchen with a range of wall mounted units,

worktops incorporating drawers and cupboards below. Integral fridge/freezer, and slim-line dishwasher. Plumbing for automatic washing machine. Ceramic sink, mixer tap. Five ring gas hob with extractor above. Built-in oven and microwave. Inset ceiling spot lights. Double glazed windows. Composite door with access into the rear garden. Access to the WC.



Separate WC

4'6" x 2'11" (1.38 x 0.90)

Double glazed window. Low level WC and wash hand basin.

First Floor

Landing

Double glazed window. Loft access.

Bedroom One

11'10" x 8'5" to wardrobe (3.61 x 2.57 to wardrobe)

Double glazed window. Radiator. Built-in wardrobes.



Bedroom Two

10'9" x 10'5" into alcove (3.28 x 3.18 into alcove)

Double glazed window. Radiator,

Bedroom Three

7'2" max x 6'7" (2.19 max x 2.02)

Double glazed window. Radiator.

Bathroom

7'8" x 6'7" (2.34 x 2.01)

Suite comprises, freestanding bath with shower mixer/tap, shower cubicle housing mains shower with water fall shower head, pedestal wash hand basin and low level WC. Part tiled walls. Inset ceiling spot lights. Double glazed window.



There is a good sized block paved patio seating area. Generous lawn garden with planted borders. Additional seating area.



Externally

Conifer hedging to the front elevation. Block paved frontage and driveway providing off road parking. Gated access to the garage suitable access for a smaller width vehicle. Garage/workshop.



Approx Gross Internal Area
78 sq m / 840 sq ft



Ground Floor
Approx 43 sq m / 463 sq ft

First Floor
Approx 35 sq m / 376 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.