



15 Brackley Avenue

Burslem, ST6 7DN

Offers in excess of £190,000



Carters are proud to welcome to the market this delightful semi-detached house which presents an excellent opportunity for first-time buyers and growing families alike.

With a well-thought-out layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the garden. The fitted breakfast kitchen is equipped with integrated appliances, making it a practical and stylish space for culinary endeavours. The home features three comfortable bedrooms, providing ample space for family members, and a family bathroom which serves the needs of the household.

Outside, the property offers off-road parking for up to five vehicles, ensuring convenience for residents and visitors alike. A garage adds further utility, while the gardens provide a lovely outdoor retreat for leisure and play.

This property is not only a wonderful home but also a sound investment in a vibrant community. With its blend of space, comfort, and practicality, it is sure to appeal to those seeking a welcoming environment in which to thrive. Do not miss the chance to make this charming house your new home.

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Entrance Hall

UPVC double glazed entrance door to the front elevation. Radiator. Stairs to the first floor. Under stairs storage cupboard. Tiled flooring.

Living Room

13'6 x 11'3 (4.11m x 3.43m)
UPVC double glazed bay window to the front elevation. Coving to the ceiling. Radiator. Television point. Laminate flooring.

Dining Room

14'0 x 11'2 (4.27m x 3.40m)
Double glazed sliding patio doors to the rear elevation. Coving to the ceiling. Electric wall mounted fire with a granite hearth. Laminate flooring.

Conservatory

11'1 x 9'5 (3.38m x 2.87m)
UPVC double glazed windows to the side and rear elevations. UPVC double glazed french patio doors to the rear elevation. Radiator. Tiled flooring.

Breakfast/Kitchen

16'11 x 6'10 (5.16m x 2.08m)
UPVC double glazed window to the side elevation. Two UPVC double glazed windows to the side, and one UPVC double glazed window to the rear elevation. A selection of fitted wall, drawer and base units. Work surfaces incorporating inset a stainless steel sink, with a single drainer and mixer tap. Built in electric oven, four ring hob and extractor hood. Integrated washing machine, dishwasher and fridge. Radiator. Tiled flooring.

First Floor Landing

UPVC double glazed window to the side elevation. Loft access which is partially boarded and velux window.

Bedroom One

11'2 x 10'0 to wardrobes (3.40m x 3.05m to wardrobes)
UPVC double glazed window to the front elevation. Built in wardrobes. Radiator. Wooden flooring.

Bedroom Two

11'3 x 11'2 (3.43m x 3.40m)
UPVC double glazed window to the rear elevation. Feature cast iron fireplace. Radiator. Wooden flooring.

Bedroom Three

7'9 x 6'11 (2.36m x 2.11m)
UPVC double glazed window to the front elevation. Radiator. Laminate flooring.

Bathroom

UPVC double glazed window to the rear elevation. Modern fitted suite comprising of a panel bath with shower above. Vanity wash hand basin. Recessed W/C. Tiled walls. Wall mounted mirror cabinet. Chrome heated ladder towel rail. Tiled flooring.

Exterior

To the front there is a gravel garden incorporating mature plants and shrubs. To the side there is a paved driveway providing ample off road parking and leads to a detached garage. The rear is enclosed with a paved patio area and a lawned garden housed by gravel and seasonal plants and shrubs.

Garage

10'0 x 8'0 approximately (3.05m x 2.44m approximately)
UPVC double glazed window to the side elevation. Wooden double doors to the front elevation. Power and lighting.

Additional Information

Freehold.
Council tax band B.

PROPERTY SIZE: APPROX: TBC square feet / TBC square metres.

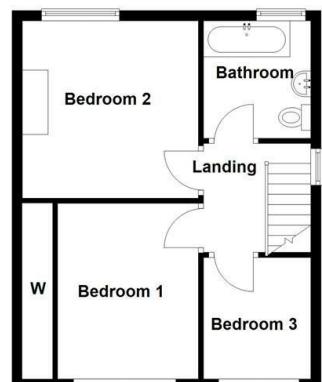
Disclaimer

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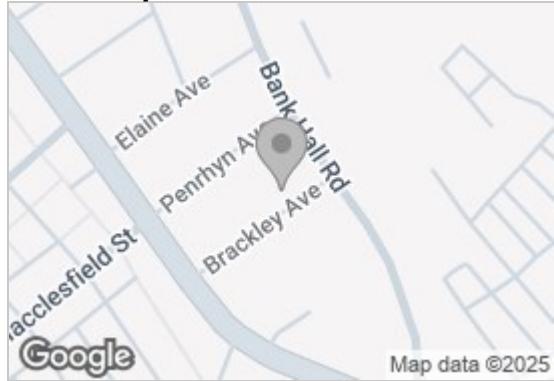
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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