



265 High Lane

Burslem, ST6 1BH

Price £170,000



Here at Carters, we are delighted to welcome to the market this stunning period residence, offering spacious and versatile accommodation arranged over four floors. The property retains a wealth of beautiful original features, including original flooring, an open fireplace and decorative coving.

To the ground floor, a welcoming living room sits to the front of the property, featuring a bay window overlooking the front garden and a beautiful open fireplace. There is also a separate dining room with a log burner, while the kitchen is positioned to the rear and offers ample storage. A door from the kitchen provides access to the cellar.

On the first floor are two generous double bedrooms, together with a luxurious four-piece bathroom suite comprising a freestanding bath and separate double shower enclosure. The top floor provides a further bedroom, enhanced by a picture window enjoying far-reaching views across Stoke.

Externally, the property benefits from a detached garage and a south-facing rear garden, complete with an Indian stone patio and timber pergola, creating an ideal space for outdoor dining and entertaining.

265 High Lane

Burslem, ST6 1BH

Price £170,000



Entrance Porch

UPVC double glazed entrance door to the front elevation. Tiled flooring.

Entrance Hallway

Original hardwood single glazed entrance door to the front elevation. Feature archway with period corbels. Coving to the ceiling. Traditional style radiator. Tiled flooring.

Living Room

10'9" x 11' (3.28m x 3.35m)
UPVC double glazed bay window to the front elevation. Original open fireplace with a stunning period surround. Original coving to the ceiling and picture rails. Traditional style radiator. Original solid wood flooring.

Dining Room

12'3" x 11'2" (3.73m x 3.40m)
UPVC double glazed window to the rear elevation. Log burner with a tiled hearth. Original coving to the ceiling and picture rails. Feature ceiling rose. Radiator. Original solid wood flooring.

Kitchen

8'1" x 12'11" (2.46m x 3.94m)
Hardwood entrance door to the side elevation leading to the garden. UPVC double glazed window to the rear elevation. Fitted kitchen incorporating a range of wall, base and drawer units and laminate work surfaces. Ceramic

one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob, Built in extractor hood. Space for a fridge freezer. Door to the stairs leading to the cellar. Tiled flooring.

Cellar

13'3" x 8'2" and 12'4" x 11'3" (two rooms) (4.04m x 2.49m and 3.76m x 3.43m (two rooms))
UPVC double glazed window to the rear elevation. UPVC entrance door to the rear elevation leading to the rear garden. Sink. Lighting.

Stairs to First Floor and Landing

Feature wall lighting. Radiator. Fitted shelving. Access to stairs leading to the second floor.

Bedroom One

12' x 11'2" (3.66m x 3.40m)
Two UPVC double glazed windows to the front elevation. Fitted wardrobes. Radiator. Original solid wood flooring.

Bedroom Three

12'7" x 8'3" (3.84m x 2.51m)
UPVC double glazed window to the rear elevation. Feature cast iron fireplace. Fitted shelving. Radiator. Original solid wood flooring.

Bathroom

8' x 13'1" (2.44m x 3.99m)
Two UPVC double glazed windows to the rear and side elevations.

Luxurious four piece fitted bathroom suite comprising of; a freestanding bath, a double shower enclosure, Victorian style wash hand basin and a high level w.c. Partially tiled walls. Dado rail. Chrome heated towel rail. Tiled flooring. Built in cupboard housing the boiler. Access to the loft space which is boarded and has a ladder.

Stairs to Second Floor and Landing

UPVC double glazed window to the rear elevation.

Bedroom Two

12'5" x 12'11" (3.78m x 3.94m)
UPVC double glazed window to the rear elevation. Built in storage cupboard into the eaves. Fitted clothes rails and shelving. Radiator. Solid wood flooring.

Garage

Up and over garage door to the front elevation. Side entrance door. The garage roof has recently been replaced by the current owner.

Externally

Outside to the front is a gated lawned garden, which is well stocked with a variety of mature plants, shrubs and trees.

To the rear is a south-facing, low-maintenance garden featuring an Indian stone seating area beneath a timber pergola adorned with wisteria. There is also a separate block-paved seating area, together with access to the cellar via a uPVC door. The garden benefits

from two double power sockets and is complemented by a colourful selection of established plants and shrubs.

Additional Information

Freehold.

Council Tax Band A.

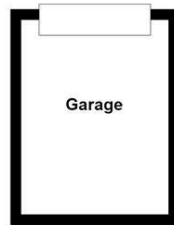
Total Floor Area: 1033 Square Foot / 96 Square Meters.

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor



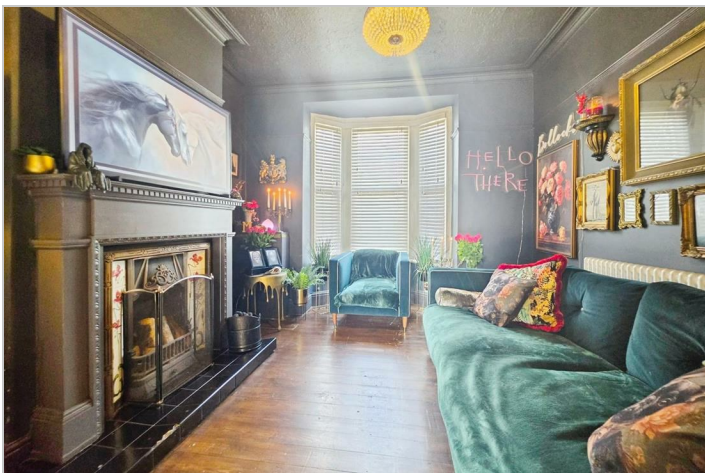
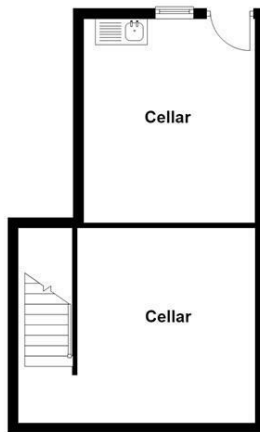
First Floor



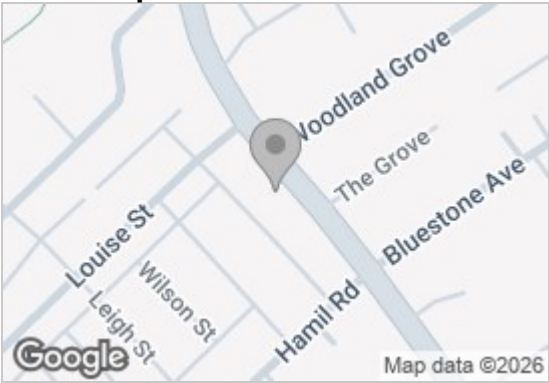
Second Floor



Basement



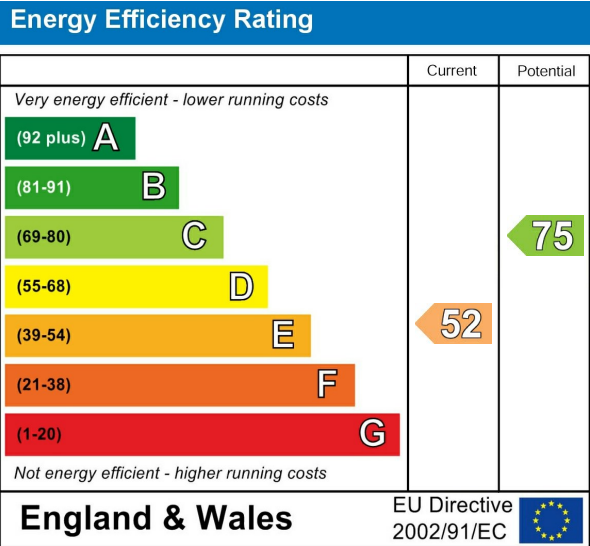
Road Map



Hybrid Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.