



48 Burlidge Road Stoke-On-Trent, ST6 6SL

Price £149,950



Here at Carters, we are delighted to present this recently renovated two-bedroom end townhouse in Chell, offering modern living accommodation and a fantastic outdoor space. Ideally suited to first-time buyers, couples or small families, this property is conveniently located close to local schools, everyday amenities and transport links.

Upon entering the property, you are welcomed by a useful porch, providing the perfect space for storing shoes and outdoor essentials. The ground floor boasts a spacious open-plan living and dining area, creating a versatile space for relaxing, dining and entertaining. A charming box bay window to the front allows natural light to flow into the room, while French doors to the rear provide access to the garden. The modern fitted kitchen benefits from a brand-new oven and sink and offers a stylish and practical space for everyday cooking. Further benefits include a convenient downstairs WC, useful under stairs storage, a separate cupboard ideal for appliances and a handy lean-to providing additional practical space.

To the first floor are two well-proportioned double bedrooms. The main bedroom benefits from built-in wardrobes, providing valuable storage, while the second bedroom features contemporary wall paneling, adding a modern touch. Completing the upstairs is a family bathroom fitted with a white three-piece suite, alongside a useful airing cupboard.

Externally, the property continues to impress with a generous rear garden featuring separate paved and lawned areas, offering plenty of space for outdoor dining, entertaining or simply relaxing during the warmer months. A particular highlight is the driveway parking, accessed through secure gates, providing convenient off-road parking and a rare advantage for a property of this style. To the front, there is an enclosed patio garden with established shrubs and a gated entrance.

Early viewing is highly recommended. Call Carters now on 01782 470391.

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Porch

Single glazed glass sliding doors to the front elevation. Tiled flooring.

Entrance Hall

UPVC double glazed entrance door to the front elevation.

Access to the first floor. Radiator. Carpet.

Living/Diner

26'9" x 11'10" (8.15m x 3.61m)

UPVC double glazed bay window to the front elevation with fitted blinds. UPVC double glazed French doors to the rear elevation with fitted blinds.

Recessed ceiling down lights. Storage cupboard inclusive of a Baxi boiler and space for a washer and dryer. Electric wall-mounted fireplace. Access to the downstairs W.C, under stairs storage cupboard and lean-to. Two radiators. Two TV points. Laminate flooring.

Kitchen

10'7" x 5'8" (3.23m x 1.73m)

Wooden window to the side elevation. Modern fitted kitchen comprising of wall, base and drawer units and laminate work surfaces.

Access to the loft above the kitchen. Partially tiled walls. Brand new stainless steel 1.5 sink with a pull out mixer tap and drainer. Brand new built-in electric cooker. Four ring electric hob with extractor fan. Space for a fridge. Radiator. Vinyl flooring.

Rear Hall

UPVC double glazed door to the side elevation.

Sensor lighting. Tiled flooring.

Downstairs W.C

UPVC double glazed window to the side elevation.

Sensor lighting. Wall mounted wash hand basin. Mid-level toilet. Radiator. Tiled flooring.

Lean-to

UPVC double glazed windows to the side, front and rear elevation. UPVC door to the front elevation. UPVC door to the rear elevation.

Power. Tiled flooring.

Bedroom One

15'3" x 11'5" (4.65m x 3.48m)

Two UPVC double glazed windows to the front elevation with fitted blinds.

Picture rail. Fitted wardrobes with sliding doors which

include shelving, power sockets and wooden flooring. Radiator. TV point. Carpet.

Bedroom Two

12'11" x 8'5" (3.94m x 2.57m)

UPVC double glazed window to the rear elevation with fitted blinds.

Feature wall paneling. Radiator. TV point. Carpet.

Bathroom

UPVC double glazed window to the rear elevation with fitted blinds.

Access to the loft. Airing cupboard. Three piece white bathroom suite comprising of a bath with hand-held shower, pedestal wash hand basin and toilet. Partially tiled walls. Radiator. Vinyl flooring.

Externally

Externally to the front of the property there is access via a gate and a few steps. Paved patio area with added plants and shrubs.

To the rear, there is a patio area with access to a secure shed. A lawned area with established plants and shrubs around the border. A stone driveway with parking for two cars through a secure double gate to the rear. Access to a private road.

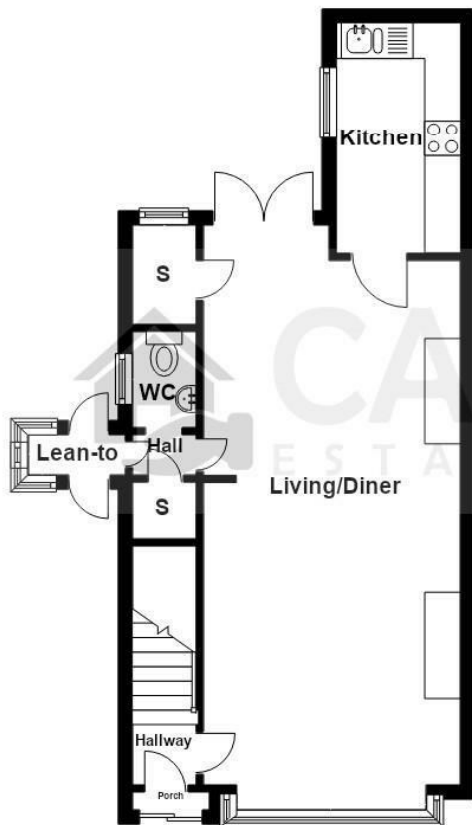
Additional Information

Freehold. Council Tax Band A. 77 sq meters/828 sq ft.

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.

Ground Floor



First Floor



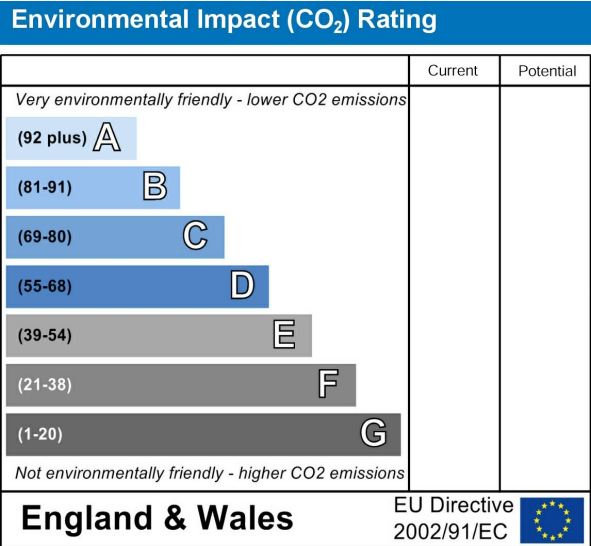
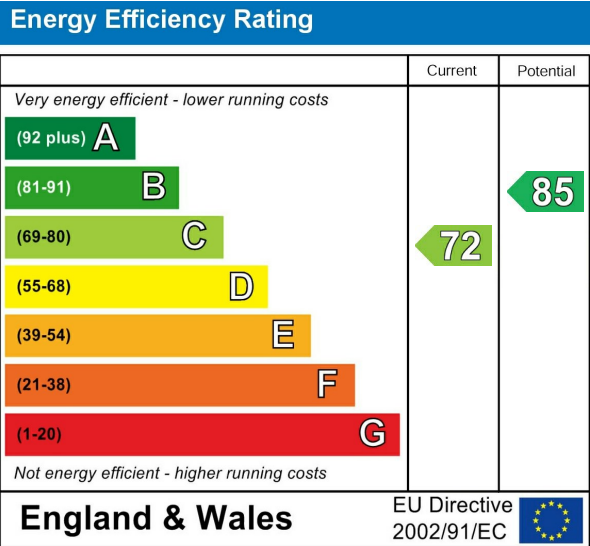
Road Map



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.