CARTERS
ESTATE AGENTS

14 Westmarsh Grove

Burslem, ST6 7PT

Price £210,000

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Here at Carters, we are delighted to welcome to the market this stylishly presented detached family home, offering generous accommodation and modern interiors throughout.

To the front of the property is a tarmac driveway providing off-road parking for up to three vehicles and leading to the detached garage. An entrance porch opens into the spacious living room, featuring a box bay window and a contemporary electric fire. The living room flows seamlessly into the dining room at the rear, where patio doors provide direct access to the garden. The property also benefits from a contemporary fitted kitchen with fully integrated appliances and underfloor heating. Upstairs, there are three generously sized bedrooms, together with a stylish white three-piece family bathroom suite. Outside, the rear garden has been designed with low maintenance in mind and features artificial grass, timber decking and a paved patio area, creating an ideal space for outdoor dining and entertaining.

Early viewing is highly recommended to fully appreciate the accommodation and presentation this attractive family home has to offer.

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Entrance Porch

UPVC double glazed entrance door to the front elevation. Two UPVC double glazed windows either side of the entrance door.
Recessed ceiling downlighters. Tiled flooring.

Entrance Hallway

Hardwood double glazed entrance door to the front elevation.
Coving to the ceiling. Radiator. LVT flooring.

Living Room

15' x 14'5" (4.57m x 4.39m)
UPVC double glazed box bay window to the front elevation with fitted blinds.
Coving to the ceiling. Feature wall lighting. Modern electric fire. Stairs to the first floor. Two radiators. TV point. LVT flooring.

Dining Room

8'3" x 7' (2.51m x 2.13m)
UPVC double glazed sliding patio doors to the rear elevation leading to the garden.
Coving to the ceiling. Radiator. LVT flooring.

Kitchen

13'9" x 7'8" (4.19m x 2.34m)
UPVC double glazed window to the side elevation. UPVC double glazed window to the front elevation.
Contemporary fitted kitchen having a range of wall, base and drawer units and laminate work surfaces. Composite resin sink with a mixer tap and a drainer. Built in electric oven and grill. Built in four ring electric hob with an extractor over. Space and plumbing for a washing machine. Integrated dishwasher. Integrated fridge and freezer. Radiator. LVT with underfloor heating.

Stairs and Landing

UPVC double glazed window to the side elevation.
Coving to the ceiling. Access to the loft space which is boarded and has a light.

Bedroom One

8'9" x 11'6" (2.67m x 3.51m)
UPVC double glazed window to the front elevation.
Radiator. LVT flooring.

Bedroom Two

8'9" x 11'6" (2.67m x 3.51m)
UPVC double glazed window to the rear elevation.
Radiator. LVT.

Bedroom Three

6' x 6'9" (1.83m x 2.06m)
UPVC double glazed window to the rear elevation.
Radiator. LVT. Wardrobes included in the sale.

Bathroom

UPVC double glazed window to the front elevation.
Modern three piece family bathroom suite comprising of; a panel bath with an electric shower over. Pedestal wash hand basin and a mid level w.c. Partially tiled walls. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Built in storage / boiler cupboard. Tiled flooring.

Garage

19'1" x 8'3" (5.82m x 2.51m)
Up and over garage door to the front elevation.
Power and lighting.

Externally

Outside, to the front of the property, is a tarmac driveway providing off-road parking for up to three vehicles and leading to the detached garage. Side access leads to the rear garden, which has been designed with low maintenance and family-friendly living in mind. The garden features an area of artificial lawn, a timber decked seating area and a paved patio, providing a choice of spaces for outdoor dining and entertaining. An outside tap provides additional convenience.

Additional Information

Freehold. Council Tax Band B.

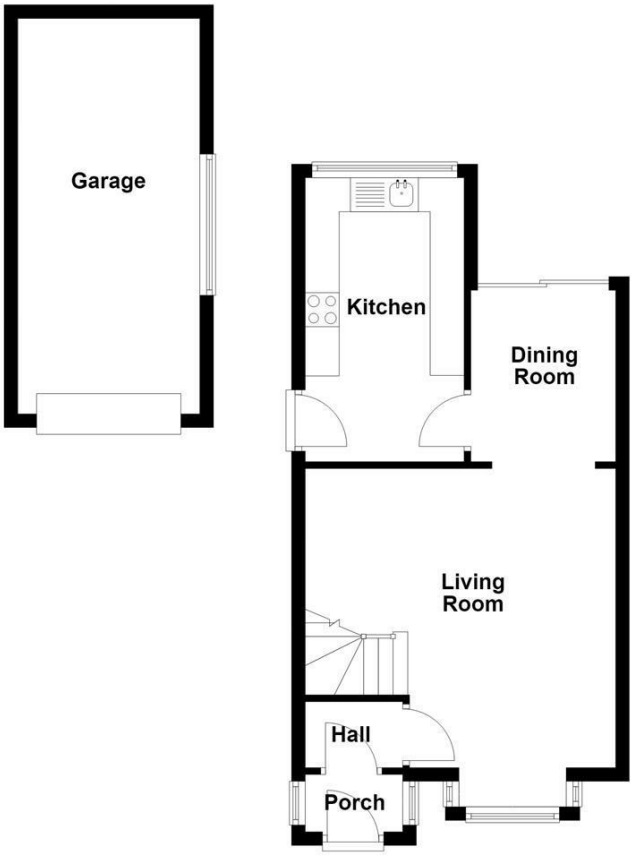
Total Floor Area: 70 square meters / 753 square foot.

Disclaimer

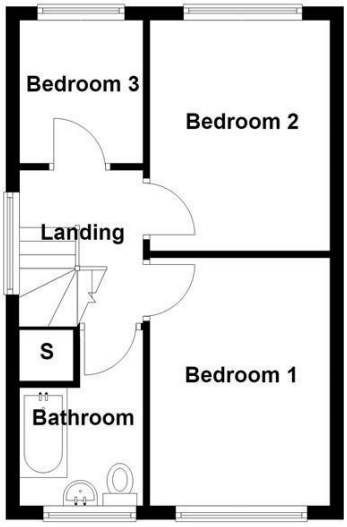
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment 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 advise from a suitably authorised licensed conveyancer or solicitor in this respect.

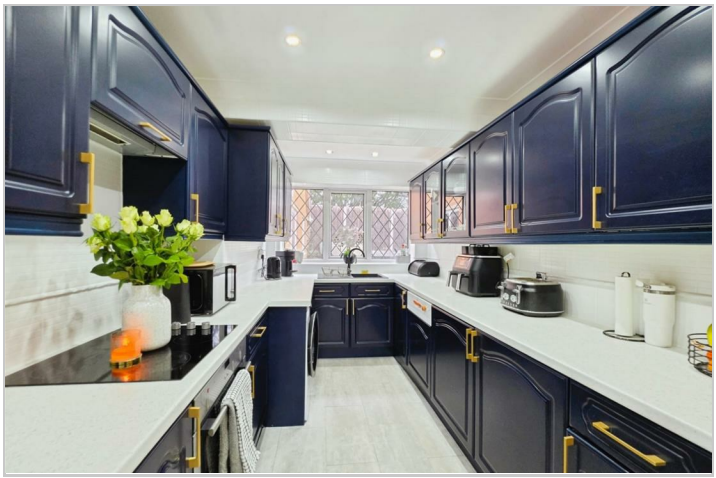
Tel: 01782 470391

Ground Floor

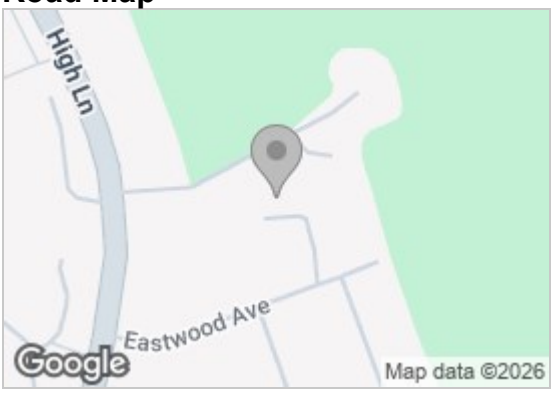


First Floor



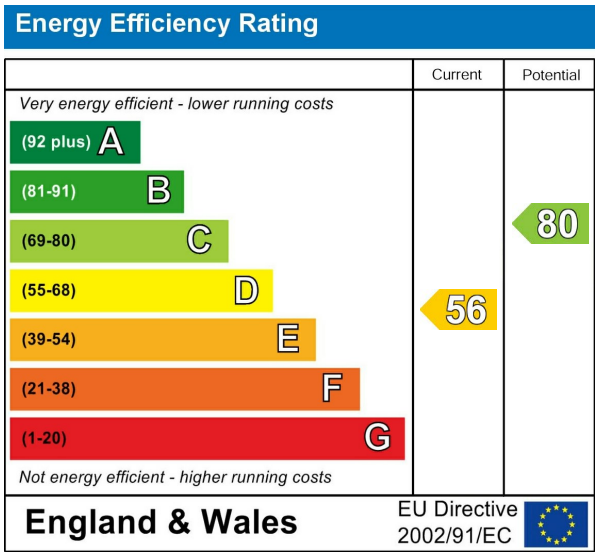


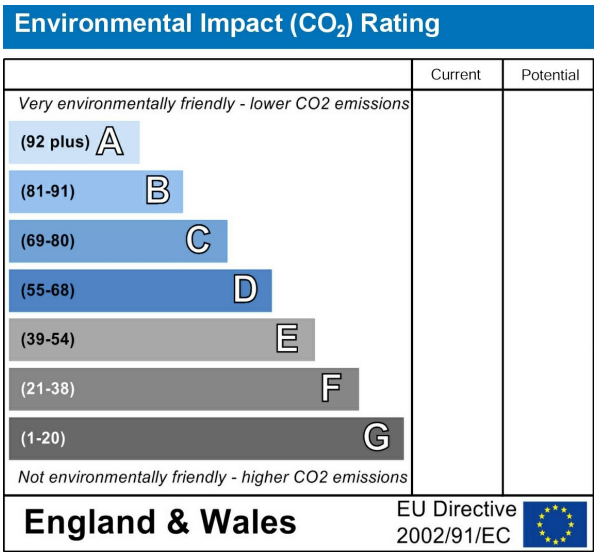
Road Map



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.

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101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk