CARTERS
ESTATE AGENTS



2 Stephenson Grove

Burslem, ST6 4AL

Offers in excess of £180,000

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Here at Carters, we are delighted to welcome to the market this superbly presented three-bedroom semi-detached property, situated on a modern development.

To the front, a driveway provides off-road parking for two vehicles and leads to secure, lockable gates giving access to the rear garden. The generous, low-maintenance garden features timber decking beneath a covered canopy with recessed spotlights, a paved patio and an area of artificial grass.

Upon entering, you are immediately impressed by the stylish interior. The spacious lounge features stairs rising to the first floor, while to the rear is a modern kitchen and dining area. A convenient ground-floor WC completes the accommodation on this level.

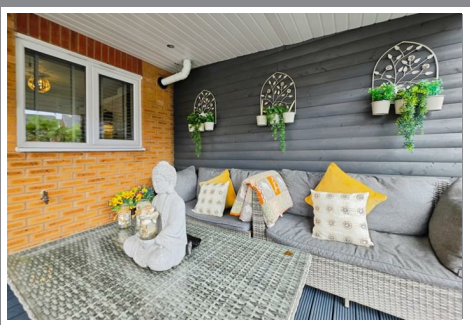
Upstairs are three generously sized bedrooms, with the principal bedroom benefiting from a luxurious en-suite shower room. A modern three-piece family bathroom completes the first-floor accommodation.

Viewing is essential to fully appreciate this stunning family home.

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Entrance Hallway
Composite double glazed entrance door to the front elevation.
Radiator. Laminate flooring.

Living Room
17'5" x 15' (5.31m x 4.57m)
UPVC double glazed window to the front elevation with a fitted blind.
Stairs to the first floor. Two radiators. TV point. Laminate flooring.

Kitchen / Dining Room
15' x 9' (4.57m x 2.74m)
UPVC double glazed French doors to the rear elevation leading to the garden. UPVC double glazed window to the rear elevation with a fitted blind.
Modern fitted kitchen incorporating a range of wall, base and drawer units. 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 with an extractor hood over. Space and plumbing for a washing machine. Space for an American style fridge freezer. Built in under stairs storage cupboard. Radiator. Laminate flooring.

Ground Floor Cloakroom / W.C
UPVC double glazed window to the front elevation.
Pedestal wash hand basin. Mid level w.c. Extractor fan. Radiator. Vinyl flooring.

Stairs and Landing
UPVC double glazed window to the side elevation with a fitted blind.
Access to the loft which is partially boarded. Built in storage cupboard.

Bedroom One
12' x '5" (3.66m x '1.52m)
UPVC double glazed window to the front elevation with fitted blinds and curtains.
Fitted wardrobes. Radiator. Carpet.

En Suite
Double shower enclosure having an electric shower. Vanity basin unit with storage under. Recessed w.c. Aqua paneling to the walls. LED mirror. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Vinyl flooring.

Bedroom Two
10' x 8'5" (3.05m x 2.57m)
UPVC double glazed window to the rear elevation. with fitted blinds and curtains.
Fitted wardrobes. Radiator. Carpet.

Bedroom Three
6'3" x 8'8" (1.91m x 2.64m)
UPVC double glazed window to the front elevation. with fitted blinds.
Radiator. Carpet.

Bathroom
UPVC double glazed window to the rear elevation with a fitted blind.
Luxurious three piece fitted bathroom suite comprising of; a panel bath, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Extractor fan. Radiator. Vinyl flooring.

Externally
To the front, a driveway provides off-road parking for two vehicles and leads to secure, lockable gates offering access to the rear garden. The generous, low-maintenance rear garden features a timber deck beneath a covered canopy incorporating recessed spotlights, together with a paved patio and an area of artificial grass. Additional benefits include outdoor lighting and an external water tap.

Additional Information
Leasehold.

Council Tax Band B.

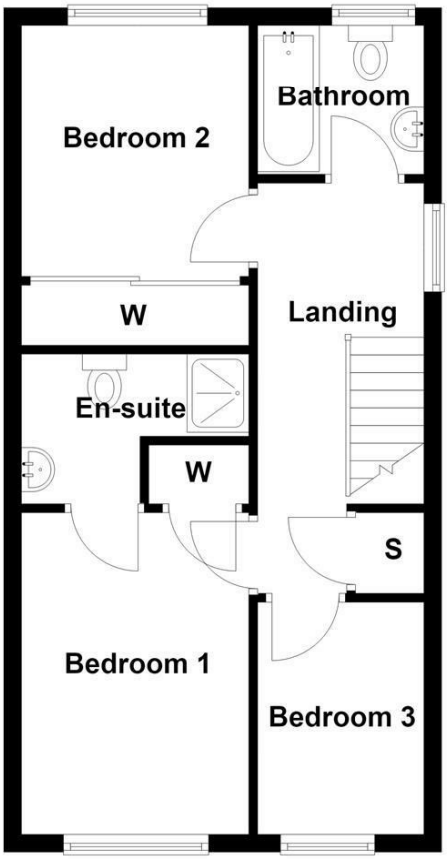
Total Floor Area: 807 Square Foot / 75 Square Meters.

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 advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



First Floor



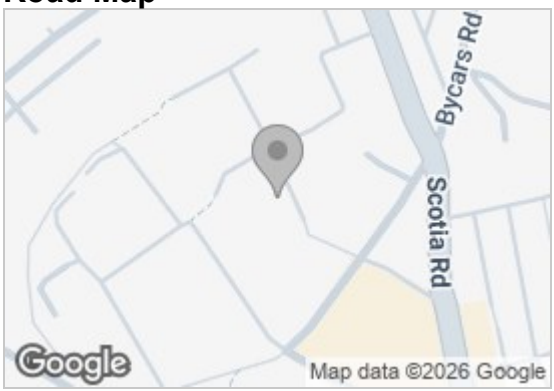








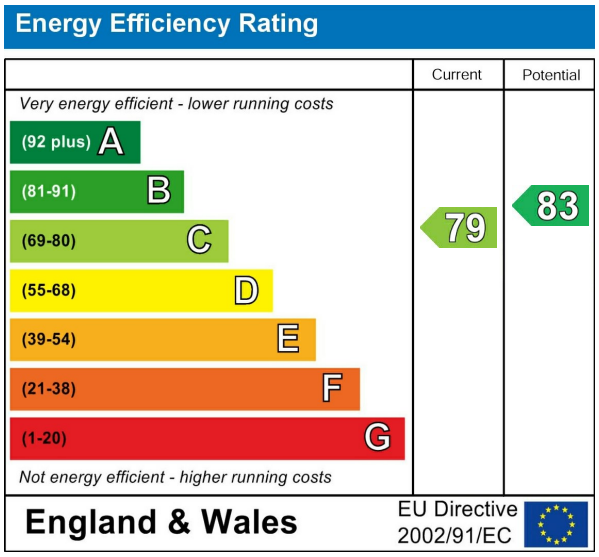
Road Map

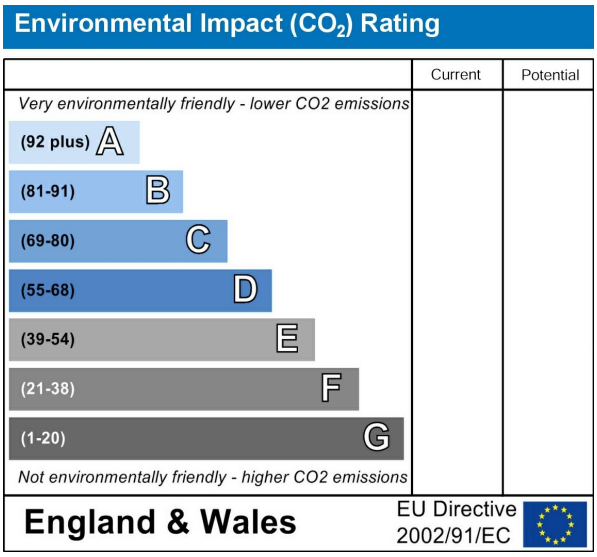


Hybrid Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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