

45 Linnburn Road

Meir Hay, Stoke-On-Trent, ST3 5RW

BURN baby BURN, this stunningly spacious detached family home on LinnBURN Road will definitely get you hot under the collar. Space in abundance and beautifully maintained the accommodation on offer comprises spacious lounge, dining area, playroom, modern fitted kitchen, utility room and cloakroom to the ground floor. The first floor offers four bedrooms, the master with an ensuite bathroom and a further contemporary bathroom. Externally the property boasts ample off road parking to the front and garage there is a large enclosed rear garden with summerhouse and fields to the rear. Located in the popular area of Meir Haye, close to local amenities and schooling. This one will definitely be BURNing a hole on your Rightmove page, call to book a viewing. Sold with no upward chain!

£320,000

45 Linnburn Road

Meir Hay, Stoke-On-Trent, ST3 5RW



- STUNNING DETACHED HOUSE
- LOUNGE, DINING ROOM AND PLAYROOM
- MODERN FITTED KITCHEN
- UTILITY ROOM AND CLOAKROOM
- FOUR GOOD SIZED BEDROOMS
- MASTER BEDROOM WITH ENSUITE BATHROOM
- CONTEMPORARY BATHROOM SUITE
- LARGE ENCLOSED REAR GARDEN WITH FIELDS BEHIND
- AMPLE OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

6'3" x 3'9" (1.92 x 1.15)

A composite door to the front. Radiator and karndeian flooring with stairs to the first floor.

Cloakroom

5'8" x 2'6" (1.74 x 0.78)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and wash hand basin. Karndeian flooring and radiator.

Lounge

17'9" x 11'5" (5.43 x 3.50)

A double glazed bay window overlooks the front aspect. Open plan into the lounge. Electric fireplace, ceiling spotlights and karndeian flooring. Door to under-stair storage cupboard.

Dining Room

8'2" x 8'2" (2.51 x 2.51)

Open plan into the lounge and kitchen. Double doors lead into the playroom. Radiator and Karndeian flooring.

Kitchen

9'11" x 8'2" (3.03 x 2.49)

A double glazed window overlooks the rear. Fitted with a range of wall and base storage units, with inset sink unit and side drainer and mixer tap. Coordinating quartz work surface areas. Integrated appliances include; electric oven with induction hob and cooker hood above, dishwasher and microwave. Ceiling spotlights and karndeian flooring.

Utility Room

5'8" x 5'2" (1.73 x 1.59)

A double glazed window overlooks the rear

aspect. A UPVC door leads out to the rear.

Fitted with a range of wall and base storage units and quartz work surface areas.

Plumbing for a washing machine and space for a fridge/freezer. Karndeian flooring.

Playroom

17'4" x 8'8" (5.30 x 2.65)

UPVC patio doors to the rear and side aspect. Radiator, ceiling spotlights, and karndeian flooring.

FIRST FLOOR

First Floor Landing

9'5" x 8'7" (2.89 x 2.64)

Stairs from the ground floor. Loft access hatch and door to storage cupboard.

Bedroom One

18'0" x 8'11" (5.49 x 2.74)

A double glazed window overlooks the front aspect. Fitted wardrobes, radiator, ceiling spotlights, loft access hatch and door to storage cupboard.

En-suite

8'10" x 5'10" (2.71 x 1.79)

A double glazed window overlooks the rear aspect. Fitted suite comprising of double shower cubicle, Low Level W.C, wash hand basin with vanity unit, vertical radiator and ceiling spotlights. Partly tiled walls.

Bedroom Two

11'0" x 8'1" (3.36 x 2.47)

A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

Bedroom Three

10'7" x 7'11" (3.23 x 2.43)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Four

9'0" x 6'0" (2.76 x 1.84)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'0" x 5'10" (1.83 x 1.78)

A double glazed window overlooks the rear aspect. Fitted suite comprising of bath with shower over-head, low level W.C, wash hand basin and vanity unit. Fully tiled walls and vertical radiator.

EXTERIOR

To the front there is a large tarmac driveway. To the rear the garden is laid with artificial grass and block paving leads to the summerhouse. Playhouse and shed.

Summerhouse

12'10" x 7'5" (3.93 x 2.28)

UPVC windows and doors to the front. Lighting and power. Spotlights.

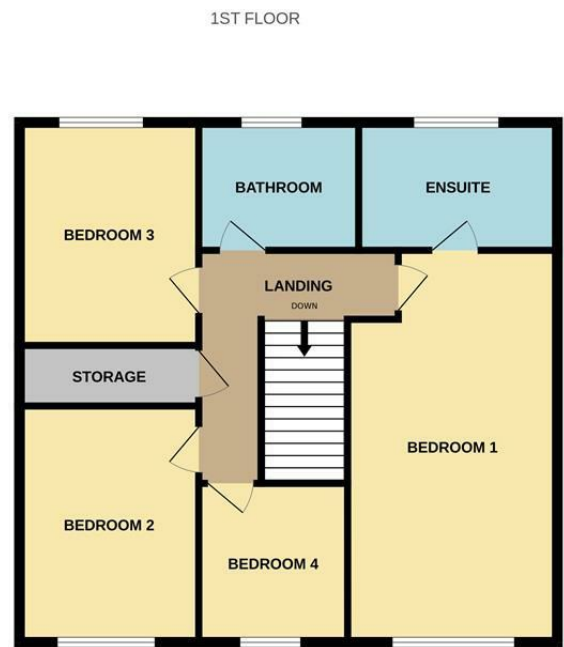
Garage

17'1" x 9'8" (5.22 x 2.95)

Electric roller door to the front. Fitted with power and lighting. Wall mounted combi boiler.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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