

















# 87 Burtree Drive

Norton Heights, Stoke-On-Trent, ST6 8GZ

Like any great tasting cake it has to be made up of three elements, the base, the filling and the topping. Well when you see this immaculate three storey town house on Burtree Drive you will be dying to sample a slice. The base offers a large lounge, conservatory, modern fitted kitchen and cloakroom. The beautiful filling is made up of three double bedrooms, family bathroom and en-suite. And that ever so sweet topping that brings the recipe together is made up of a fully enclosed landscaped garden, allocated parking and positioned in one of the areas most popular estates, Norton Heights. Now I have your mouth watering with excitement, why don't you come and sample it for yourself!!! Call today to book a viewing.

## 87 Burtree Drive

Norton Heights, Stoke-On-Trent, ST6 8GZ









- TOWN HOUSE PROPERTY
- MODERN FITTED KITCHEN WITH INTEGRATED **APPLIANCES**
- EN-SUITE & CLOAKROOM
- FREEHOLD PROPERTY
- IMMACULATELY PRESENTED
  SPACIOUS LOUNGE WITH FEATURE FIREPLACE
  - THREE DOUBLE BEDROOMS
    FAMILY BATHROOM
  - ALLOCATED PARKING
- CONSERVATORY/DINING AREA
- LANDSCAPED REAR GARDEN

## **GROUND FLOOR**

#### **Entrance Hall**

The property had a double glazed door to the front aspect. Radiator. Stairs to first floor.

#### Cloakroom

6'3" x 3'0" (1.91 x 0.92)

Low level W.C and wash hand basin with tiled splash back. Extractor fan and radiator.

### Kitchen

10'10" x 6'4" (3.31 x 1.95)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes with sliding mirrored wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven with gas hob and cooker hood above, fridge/freezer and dishwasher. Plumbing for a washing machine. Wall mounted central heating boiler. Radiator.

#### Lounge

15'8" x 13'6" (4.79 x 4.12) Double patio doors lead into the conservatory. Large under stairs storage cupboard. Electric feature fireplace and two radiators.

## Conservatory

10'9" x 9'6" (3.29 x 2.91) A UPVC double glazed conservatory

with doors leading out onto the rear garden. Space for table and chairs.

## FIRST FLOOR

## First Floor Landing

Radiator. Stairs leading to the second floor.

### **Bedroom Two**

11<sup>'</sup>5" × 10<sup>'</sup>9" (3.49 × 3.28) Two double glazed windows overlook the rear aspect. Fitted doors. Television point. Radiator.

#### **Bedroom Three**

13<sup>'</sup>5" × 9<sup>'0</sup>" (4.11 × 2.76) Two double glazed windows overlook the front aspect. Radiator.

#### Bathroom

6'6" x 6'5" (1.99 x 1.97) Fitted with a suite comprising panelled bath, low level W.C and wash hand basin. Fully tiled walls. Extractor fan, shaver point and radiator.

#### SECOND FLOOR

### Second Floor Landing

Velux window to the rear. Storage cupboard housing hot water cylinder and access to eaves storage.

## **Bedroom One**

12<sup>-</sup>7" x 10<sup>-</sup>1" (3.86 x 3.09) A double glazed window overlooks the front aspect. Fitted wardrobe. Radiator.

#### **En-Suite**

5'6" x 5'3" (1.69 x 1.62) A double glazed Velux window overlooks the rear. Fitted with a shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Radiator.

#### **EXTERIOR**

To the rear the garden is fully enclosed by panelled fencing and an access gate leading to the parking area. The garden has a decked seating area and slated borders. Garden shed.

## **Parking**

There are two allocated parking spaces to the rear of the property.















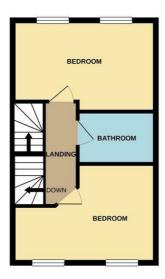


GROUND FLOOR

1ST FLOOR

2ND FLOOR







Whists every attempt has been made to ensure the accuracy of the floorpian 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 chiefchery can be given from the proper solution of the control of the proper solution of the control of the contr

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.

