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8 The Avenue, Stoke-On-Trent - ST4 6BJ

In Excess of £250,000

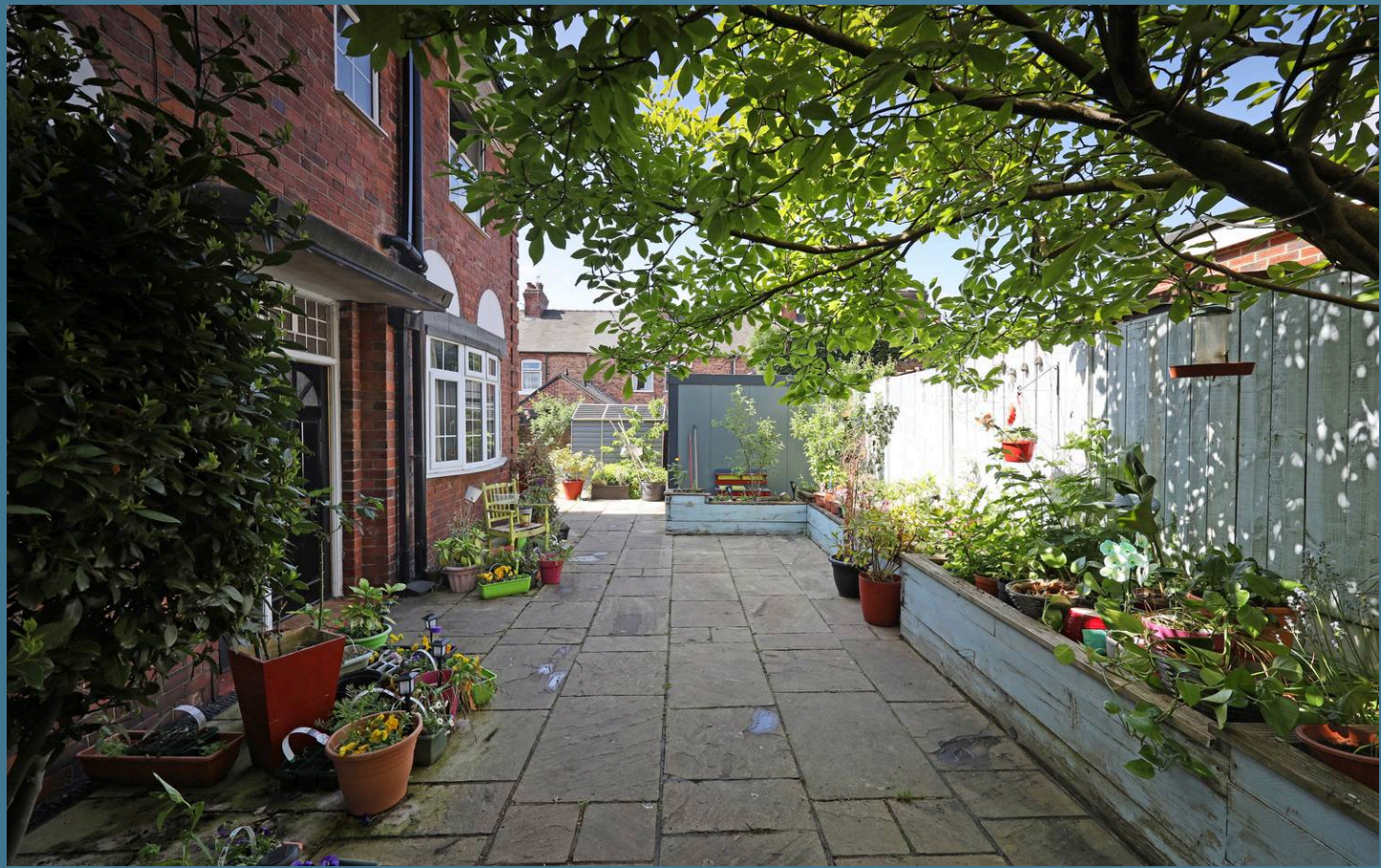


A traditional period end townhouse situated within a much sought after and very convenient established town district, located within walking distance of nearby shops and amenities of Hartshill High Street and close proximity to the Royal Stoke University Hospital.

The accommodation provides: –

Centrally positioned reception hallway having side entrance door and staircase to the first floor. Access to two reception rooms (one currently being used as a bedroom) with the main living room having a feature wood burning stove set within chimney breast.

There is also an extended open plan family dining kitchen which has electric underfloor heating and a part vaulted ceiling with skylight windows creating a great feature to the property, along with floor to ceiling picture windows that overlook the rear garden and further double patio doors opening to the side. The kitchen area is fitted with an extensive range of modern units incorporating a peninsula breakfast bar with composite sink. There is also a matching tall range which has pull out larder storage either side of a fitted electric oven with matching combination microwave oven above and built-in fridge freezer. Further appliances include five ring gas hob and integrated dishwasher. Accessed off the kitchen is a separate enclosed utility providing washing facilities and second sink with central heating boiler and a WC.







The landing area to the first floor opens to three double bedrooms and a four piece family bathroom with access to a floor boarded loft. The bathroom is fitted with a large bath having mains shower spray and a separate enclosed shower cubicle.

Property enjoys a double width plot frontage with gravel off road parking area for vehicles and a security side gate leaving to an enclosed stone paved garden with raised planters and lawn to the rear with aluminium storage shed.

Within the grounds, there is a large freestanding all weather insulated portable outbuilding, fully glazed to one side with patio door access. Ideal for garden entertaining or alternative separate office/study.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

