



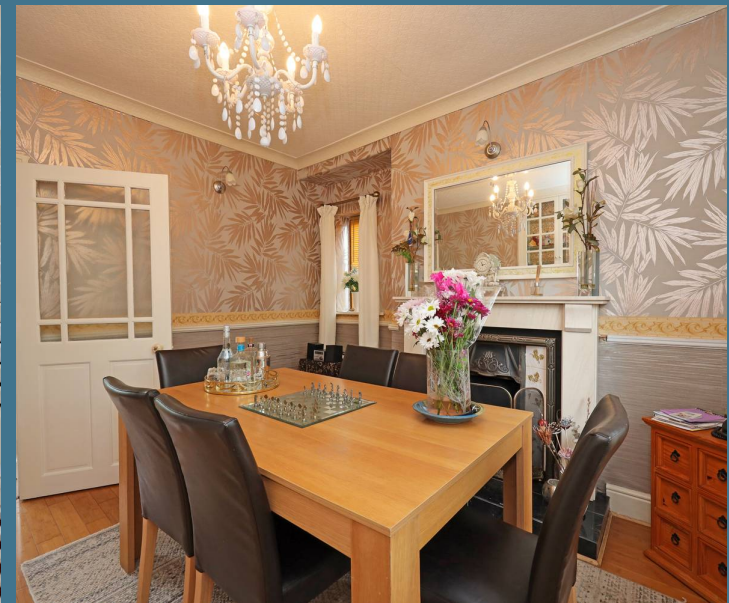
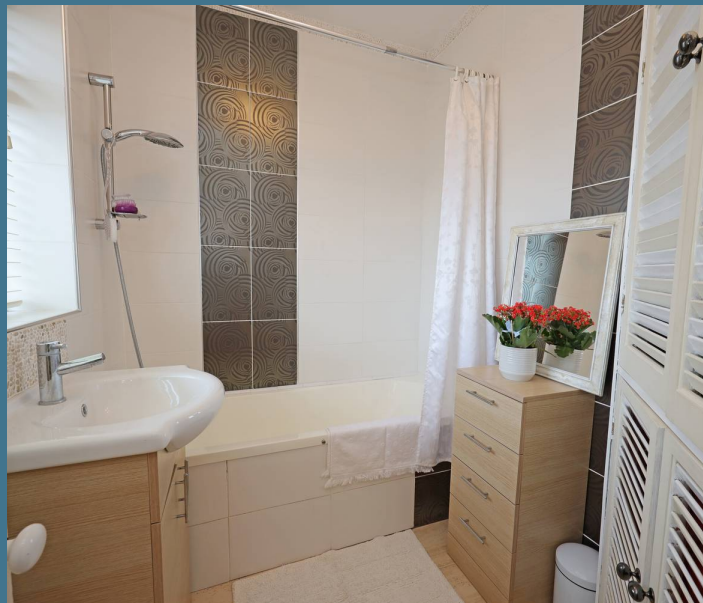
FOLLOW  **LLS**

6 The Avenue, Stoke-On-Trent - ST4 6BJ
£270,000

- Handsome Detached Period House
- Tremendous Scope for Extension (subject to PP)
- Off Road Parking with Gated Driveway
- Fully Enclosed Gardens
- Convenient Location
- Walking Distance of Royal Stoke Hospital

A very handsome detached period home situated in a particularly convenient location within Hartshill. The house occupies a good sized plot providing of road parking with a gated driveway and a low maintenance, fully enclosed rear garden. Immediately local amenities include a Co-Op food store as well as a number of local shops and a variety of pubs and bars as well as regular bus services. The Royal Stoke University Hospital is approximately half a mile away. The property has historically had a single storey extension to the rear and we believe there is tremendous potential for further extension subject to the necessary planning permission and building regulations.

The house is entered via an entrance lobby with stairs to the first floor. To the left is a large sitting room with windows to front and side elevations and an open fire creating a cosy living space. On the other side of the entrance lobby is a second reception rooms again with windows to two elevations and an open fire. This room is ideally suited as a dining room being positioned off the kitchen. Stripped wooden flooring extends throughout the ground floor reception rooms. An extension to the rear accommodates the kitchen and stretches the full width of the house.





The kitchen is fitted with an extensive range of wall and base units and a free-standing range cooker with gas hob and electric ovens (the range cooker is included in the sale). A large, built in pantry provides useful storage with a further under stairs pantry. There are two windows to the rear elevation providing loads of natural light and an external door leading to the rear garden.

To the first floor is a landing looking out to the rear elevation. Two double bedrooms look out to the front of the house with bedroom one benefitting from built in wardrobes. Both bedrooms are served by the bathroom which is fitted with a white suite including panel bath with shower over and a vanity wash basin with cupboards below. At the opposite end of the landing is a separate W.C.

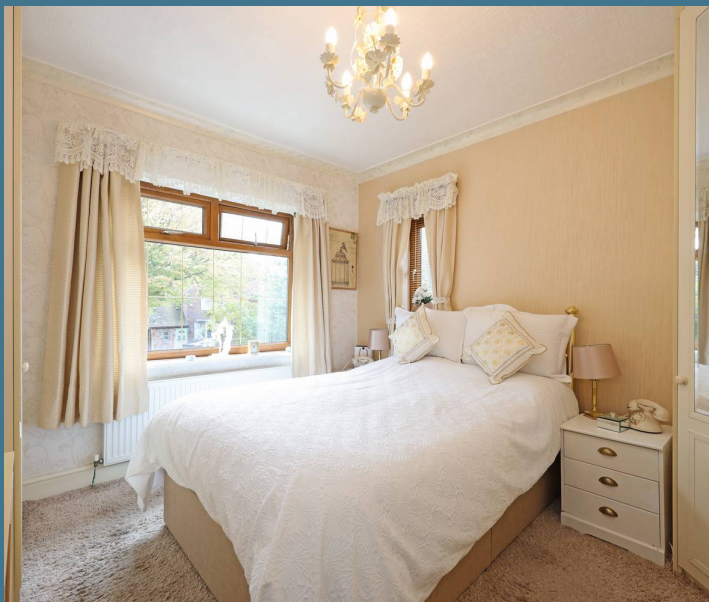
The property is approached through double wrought iron gates onto a gravel driveway providing off road parking for at least two cars. There is access down the side of the house to a large, fully enclosed rear garden which features two decked seating areas, one of which has a timber pergola overhead. In addition there is a useful wooden garden shed, water tap and a small border with fruit trees.

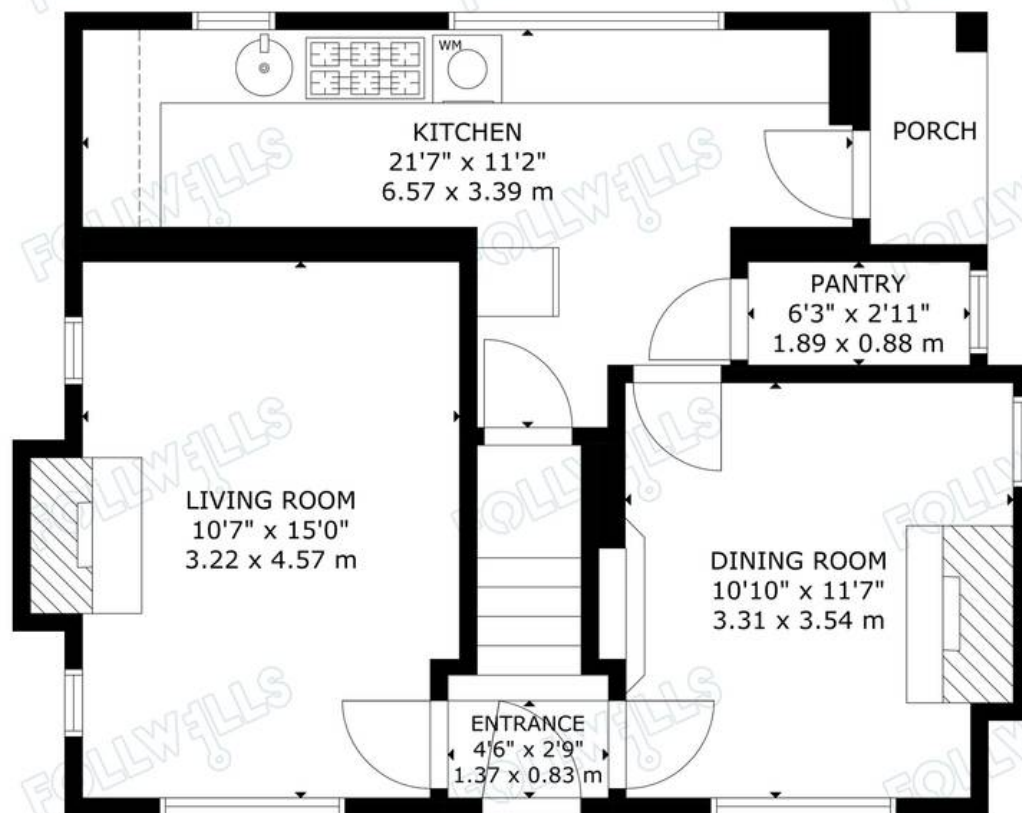
A charming property with great character which is well worth a detailed inspection.

Council Tax band: C

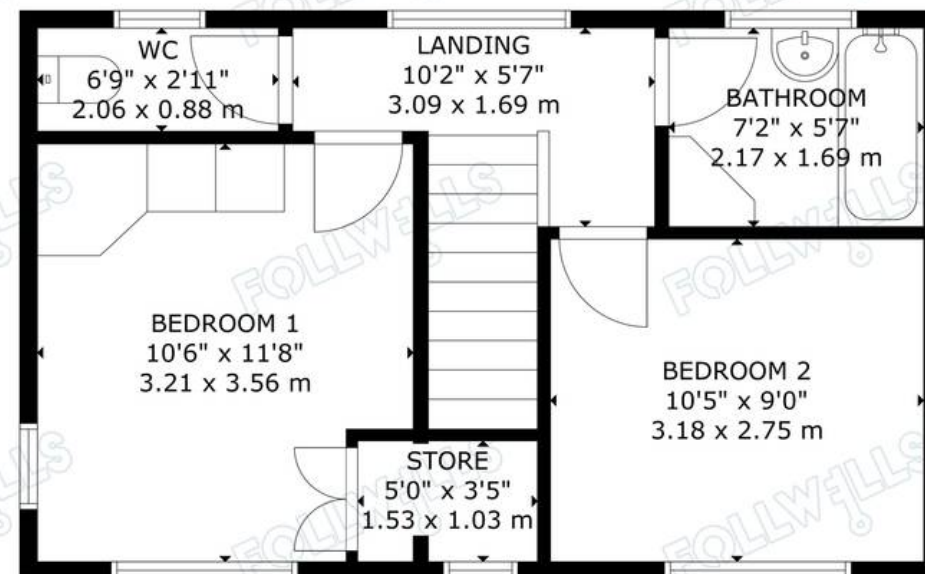
Tenure: Freehold

EPC Energy Efficiency Rating: E





GROUND FLOOR



FIRST FLOOR