



17 Quarry Avenue

ST4 7EW

£335,000



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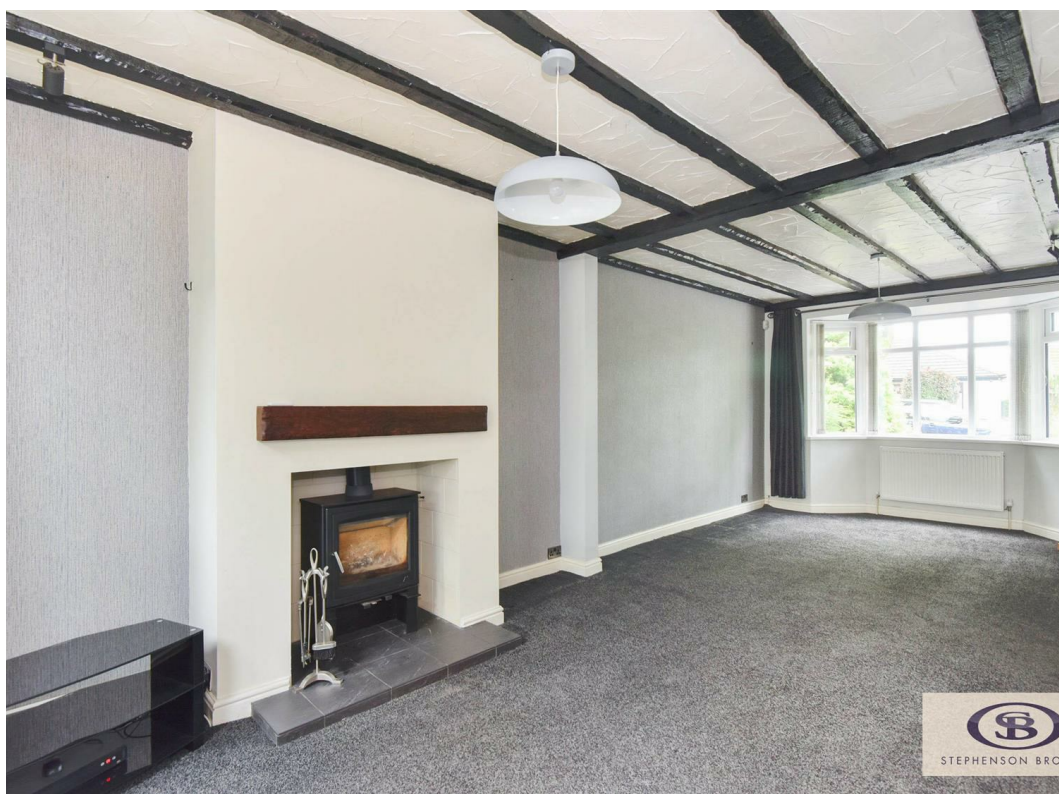
STEPHENSON BROWNE

Occupying perhaps the largest corner aspect plot on the highly sought after Quarry Avenue, this well maintained traditional semi-detached residence boasts incredible gardens and offers enormous potential for a new owner to create the home of their dreams, significant scope for extension and reconfiguration, subject to any relevant planning consents.

Offering spacious accommodation throughout, the ground floor comprises of a large lounge that leads onto a sunroom to the rear of the property, offering a bright and airy space to enjoy throughout the day.

The generously sized fitted kitchen is the ideal space for hosting family gatherings and meals with a vast range of fitted wall and base units with work tops over, while the separate study/reception room provides a quiet area to work or unwind.

One of the highlights of this property is the huge integral garage, providing convenient parking or extra storage space. There is also a handy downstairs w.c.



To the first floor, you will find three double bedrooms and a family bathroom suite with an additional separate dressing area and wet room off bedroom one. This space could easily be converted into an additional fourth bedroom if desired.

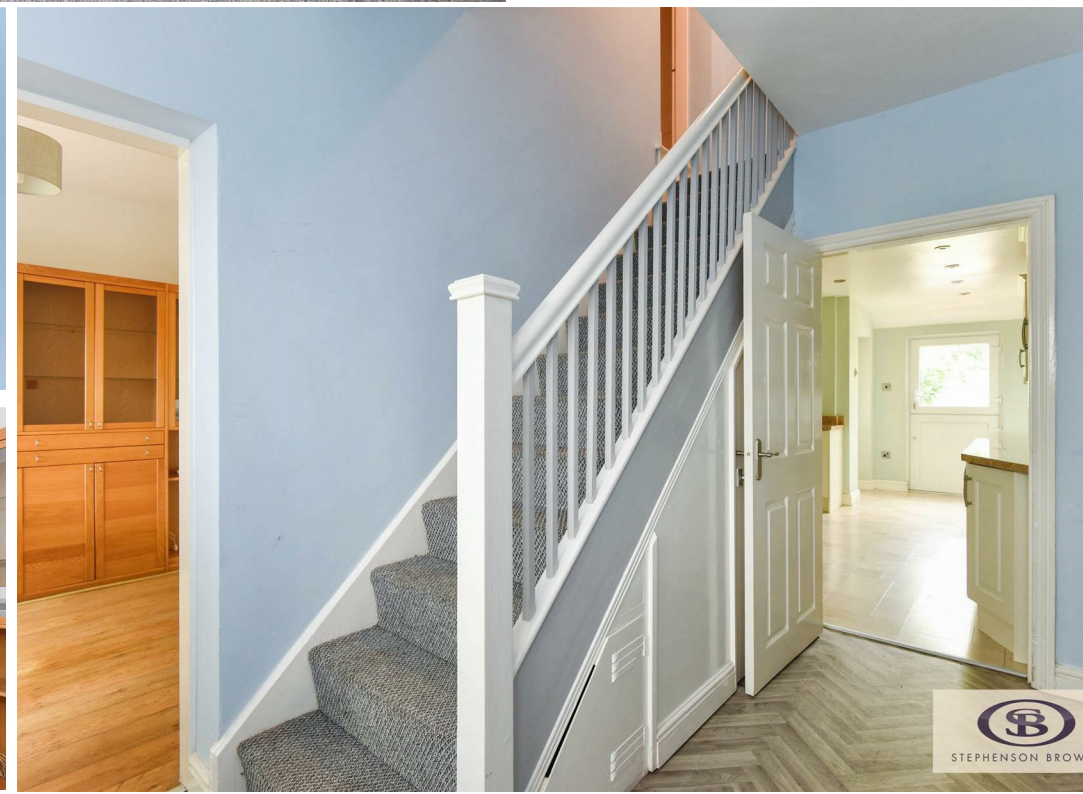
Externally the property boasts a large front garden area/ driveway and extensive rear garden making a truly fantastic opportunity to make this house your home and enjoy the comfort and vast space it has to offer.

Very convenient and popular location, close to the A500 and the Royal Stoke Hospital.

Council Borough: Stoke-On-Trent

Council Tax Band: C

Tenure: Freehold



Ground Floor

Porch

Hall

Lounge

25'8" x 11'3"

Sun Room

10'3" x 7'2"

Kitchen

16'11" x 16'11"

Porch

W.C

Study

10'4" x 9'0"

Garage

33'3" x 13'3"

First Floor

Landing

Bedroom One

17'0" x 11'8"

Built in Dressing Room

Wet Room

Bedroom Two

13'9" x 11'3"

Bedroom Three

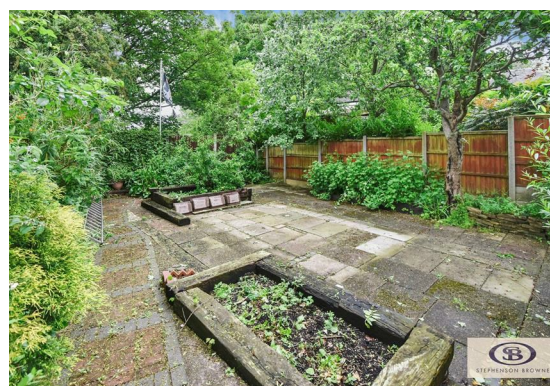
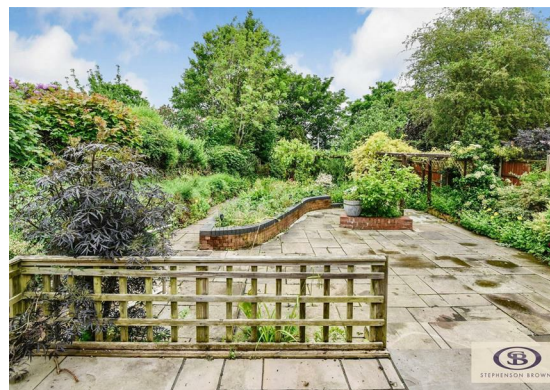
11'10" x 11'4"

Bathroom

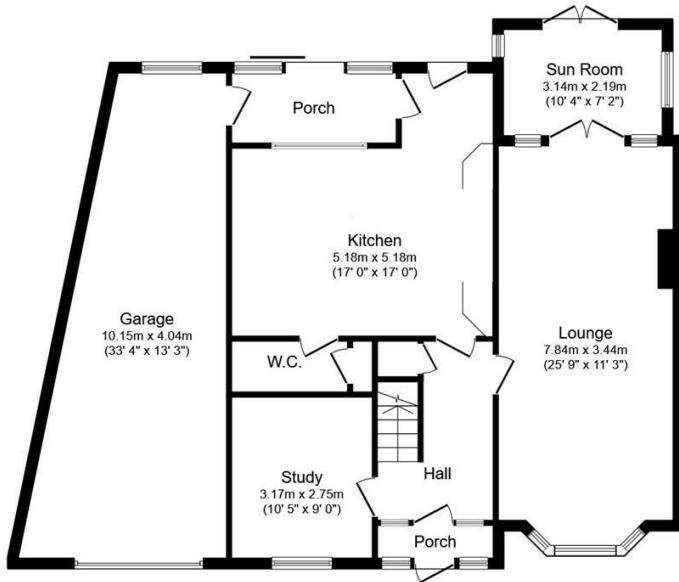
8'5" x 6'9"



- Fabulous Semi Detached Family Residence
- Substantial Plot
- Three Generous Bedrooms
- Two Reception Rooms & Large Fitted Kitchen
- Sun Room
- Downstairs W.C
- Dressing Area and Wet Room
- Family Bathroom
- Integral Garage
- Corner Plot/ Large Gardens & Driveway

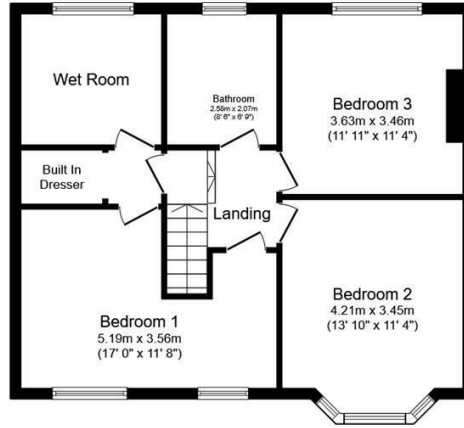


Floor Plan



Ground Floor

Floor area 114.3 m² (1,230 sq.ft.) approx



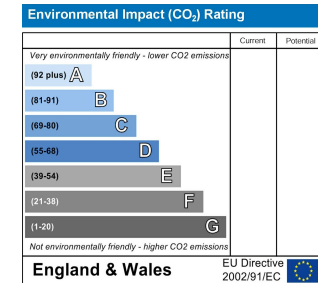
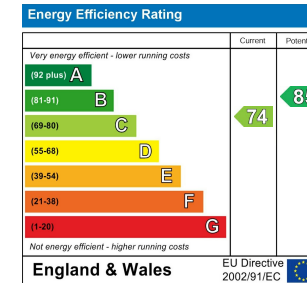
First Floor

Floor area 65.0 m² (700 sq.ft.) approx

Total floor area 179.3 m² (1,930 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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