



**Breeze Avenue**  
**ST6 5NH**

- BEAUTIFULLY PRESENTED
- SPACIOUS END TOWN HOUSE
- NO CHAIN, RECENT CARPETS
- HALL, BAY WINDOW LOUNGE
- SMART UPDATED KITCHEN/DINING
- CLOAKS/W.C/STORE AREA
- THREE BEDROOMS & BATHROOM
- LANDSCAPED GARDENS

**£178,950**







## Property Description

### INTRO

A beautifully presented spacious end town house offered for sale, which must be viewed to be fully appreciated! The property offers an ideal first time buy, a fresh breeze for the discerning buyer! comprising hall, a bay window lounge, a smart updated kitchen/dining room, three bedrooms, a family bathroom to the first floor all beautifully presented and within a pleasant cul de sac. Externally plenty of parking to the front. A landscaped rear garden area with a garden outbuilding/utility.. No chain, recent new carpets throughout. UPVC double glazing & gas central heating (the boiler was installed in Dec 2022). Viewing essential.

### DIRECTIONS

Follow Sat Nav with postcode ST6 5NH. Turn in to the cul de sac and the property can be found on the right hand side, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, radiator. Tiled floor.

#### LOUNGE

16' 4" x 12' 4" (4.98m x 3.15m) max

Bay window to the front elevation. Feature fireplace with electric inset fire, radiator. The vendor informs us a gas supply pipe is available in the lounge. Door to;

#### KITCHEN/DINER

15' 11" x 9' 3" (4.85m x 2.82m)

Windows to both the rear and side elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in oven, hob with extractor over. Integrated dishwasher, fridge and freezer. Tiled floor, radiator.

#### CLOAKROOM/W.C

Window to the side elevation. Low level W.C, wall mounted Main gas combi boiler. Tiled floor.

#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

#### BEDROOM ONE

12' 3" x 9' 8" (3.73m x 2.95m)

Window to the rear elevation. Radiator.



#### BEDROOM TWO

11' 9" x 7' 1" (3.58m x 2.16m)

Window to the front elevation. Radiator.

#### BEDROOM THREE

8' 5" x 8' 5" (2.57m x 2.57m)

An L shaped room with two windows to the front elevation. Over stairs wardrobe with light, radiator.



#### BATHROOM

9' 3" x 6' (2.82m x 1.83m)

Window to the rear elevation. An updated modern suite comprising: panelled bath with rainfall shower over, low level W.C, wash hand basin. Chrome towel rail.

#### EXTERNALLY

##### FRONT

Double width drive provides off road parking. Access to the side of the property leads to:

##### REAR

A landscaped garden with shrub borders, a good sized paved patio area, laid to lawn garden area.







#### OUTBUILDING/UTILITY

12' x 7' 9" (3.66m x 2.36m)

Window to the side elevation. Electric light and power, water tap and plumbing for a washing machine.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including [Rightmove.co.uk](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Stoke On Trent City Council

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 67D Potential: 82B







