



Brackley Avenue, Stoke-on-Trent, ST6 7DN

£182,500



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Freehold | EPC rating: C

- Extended home
- No chain sale
- Loved family home

- Three receptions
- Workshop / garage space
- Opportunity to selectively modernise

BELVOIR!

Property is personal

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Description

****NO CHAIN SALE**** An **EXTENDED THREE BEDROOM SEMI-DETACHED** property with **THREE RECEPTION ROOMS** looking for its next family! Spacious family house offering lots of opportunities to create memories. This home on Brackley Avenue deserves a viewing to see the beautiful lounge, kitchen with separate dining area, a second reception / sitting room and the added bonus of the conservatory offering the third reception room. With family bathroom and downstairs WC.

For your convenience, there is driveway parking, an enclosed garden to the rear and a fabulous garage / workshop space.

Gas central heating, UPVC windows throughout.

Tenure: Freehold, **EPC Rating:** C, **Council Tax Band:** B

Take a look around the property using our 360 degree Virtual Tour and then call to book your in-person viewing.

Photographs



Full description

Frontage

As you approach the property, walk through the front driveway to enter the property. There is a front garden behind a boundary wall for planting.

Hallway - 4.14 x 2.13m

A gorgeous reception as you enter this property. Step through the stain glass doors into this tranquil space. With white walls and modern decor, this space is ample for furniture, shoe racks and coat stands.

Living Room 5.43 x 3.43m

Enjoy cosy evenings around the television and a feature fireplace. This lounge is spacious enough for entertaining family and friends. With bay window to the front letting light flood in, bouncing off the white walls. This is a blank canvas for your furniture.

Second reception room 2.76 x 3.41m

To the middle of the property, this room could be a second sitting room / dining room or an office for work at home occupants. With white walls and oak coloured flooring, this room can be furnished to suit your needs.

Kitchen - 4.99 x 2.92m

Enjoy cooking meals in this modern kitchen of cream gloss cabinetry and black laminate worksurface. Space for a freestanding cooker, washing machine and dishwasher. A sink with mixer tap is positioned by the window so you can observe the children or birds in the garden as you wash up!

Dining Area

There is a designated dining area with further cabinetry and space for the fridge freezer. Fill the space with large dining table and 6-8 chairs to share meals together. The neutral decor continues here.

Conservatory / Sunroom 2.32 x 3.27m

Enjoy relaxing with views of the garden in this conservatory / third reception room. Tiled floors, patio doors to the garden and a polycarb roof. There is a radiator here for heating.

Downstairs WC

In addition to the family bathroom, there is a downstairs WC.

Stairs and landing 2.04 x 1.19m

Grey carpets take you upstairs to the three bedrooms and family bathroom. You will also find the access hatch to the loft space which has been boarded out and carpeted. With lights already installed this space will really pique your imagination and tease its future potential.

Bedroom 1 - 3.45 x 3.03m

Into the current master bedroom, you'll find room for a double bed, bedside tables and full height built in wardrobes making full use of the space. This room is ready for you to put your own stamp on it to create your own haven.

Bedroom 2 - 3.46 x 2.90m

With views to the rear, this bedroom is another double bedroom for King size bed, bedside table and also benefitting from full built in wardrobes.

Bedroom 3 - 2.14 x 2.16m

A proper single bedroom that fits a single bed, and cleverly designed cupboard above the bulkhead to maximise space.

Bathroom - 2.31 x 2.14m

The space is large enough to fit a 4 piece suite, of bathtub with hot and cold taps, enclosed shower cubicle, basin with hot and cold taps and toilet. Frosted window for privacy and radiator for heating.

Rear garden

Access the rear garden via the conservatory or side of the property. With patio area for garden furniture and seating, progressing to a lawned area with neat borders for planting. Wheelie bins can be stored to the side of the property.

Detached garage (4.77 x 3.99m) and Shed (1.79 x 2.79m)

Offering lots of possibilities as a storage space, hobby space, workshop space for a trade or games den, this building has two partitioned spaces. Both spaces have electrics. The garage space is a large 15' by 13' space to the rear. To the front is a good shed space.

Please book a viewing to see all this property could offer!

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with VX Fiber, Virgin Media and Openreach and the mobile checker shows likely outdoor network with major mobile phone provider Vodafone, O2, EE and Three.

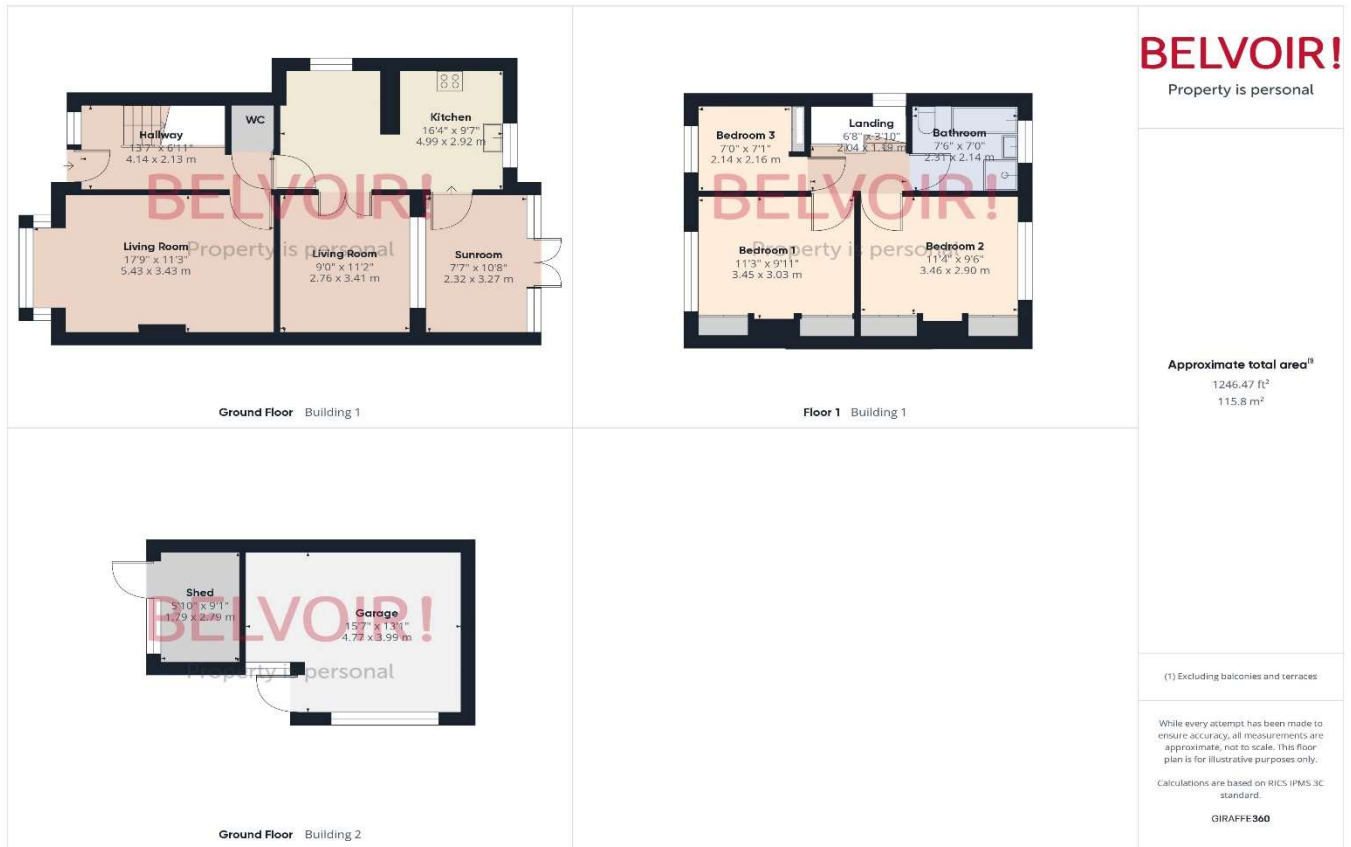
Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of up to 20% (inc VAT) of the mortgage commissions earned by the Mortgage Advice Bureau, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on Movebutler, Step Legal, Mcquades, Myers & Co, Goddard Dunbar, Charltons solicitors or Knights solicitors. We may receive a fee of up to £120 (inc VAT), if you use their services. If you require a removals firm, we can refer you to Move My Stuff. We may receive a fee of up to 10% of the invoice value, if you use their services.

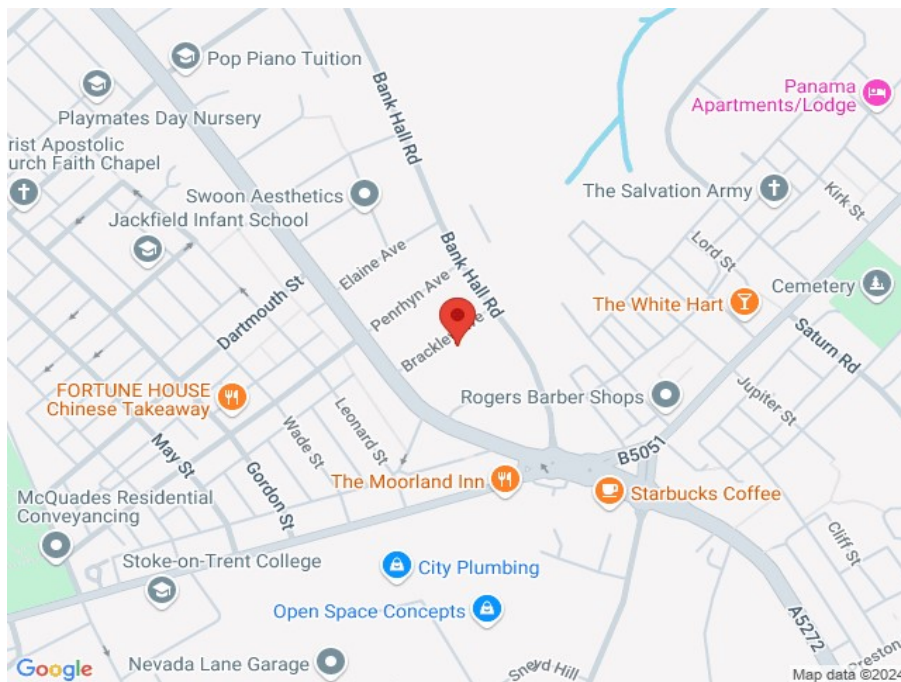
More photographs



Floorplan



Map



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