



## 4 Rosewood Avenue Stockton Brook, Stoke-On-Trent, ST9 9PA

ROSES are red, violets are blue, I have a spacious property, you are going fall in love with too! Beautifully maintained by its current owners a semi detached property on ROSEwood Avenue has come to market. The immaculate accommodation on offer comprises a large lounge/diner, modern fitted L-shaped breakfast kitchen, three bedrooms and contemporary family bathroom. Externally the property benefits from ample off road parking to the front and fully enclosed landscaped rear garden. Located in the desirable area of Stockton Brook, close to local amenities, schooling, canal towpaths and commuter links to the main town centre and market town of Leek. This love is the ROSE that will bloom forever, make it yours! Call today to book a viewing.

**Asking price £249,950**

# 4 Rosewood Avenue

Stockton Brook, Stoke-On-Trent, ST9 9PA



- IMMACULATE SEMI DETACHED PROPERTY
- EXTENDED MODERN FITTED BREAKFAST KITCHEN
- OFF ROAD PARKING
- POPULAR AREA
- THREE BEDROOMS
- LARGE ENCLOSED REAR GARDEN
- LARGE LOUNGE/DINER
- CONTEMPORARY FAMILY BATHROOM
- VIEWING A MUST

## GROUND FLOOR

### Entrance Porch

6'5" x 3'11" (1.98 x 1.21)

Double glazed door to the front aspect. Double glazed windows to the front aspect. Door leading to entrance hall.

### Entrance Hall

13'1" x 6'3" (4.01 x 1.92)

Under stairs storage housing boiler and solar panel box. Radiator.

### Lounge/Diner

25'4" x 10'7" (7.74 x 3.24)

Double glazed window to the front aspect. Electric fireplace. Radiator. TV.

### Kitchen

20'3" x 14'6" (6.18 x 4.43)

Double glazed window to the rear aspect. Fitted with base units and coordinating work surfaces. Part tiled with an electric double oven, gas hob and Cookerhood. Extends into a

utility space that has a stainless steel sink/drainage and space for fridge/freezer and plumbing for a washing machine and dishwasher. Radiator.

## FIRST FLOOR

### Landing

10'0" x 6'2" (3.07 x 1.90)

Double glazed window to the side aspect. Loft access. Stairs from entrance hall.

### Bedroom One

11'10" x 10'7" (3.63 x 3.24)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Two

10'9" x 9'4" (3.29 x 2.87)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

6'6" x 6'2" (1.99 x 1.89)

A double glazed window overlooks the front aspect. Radiator.

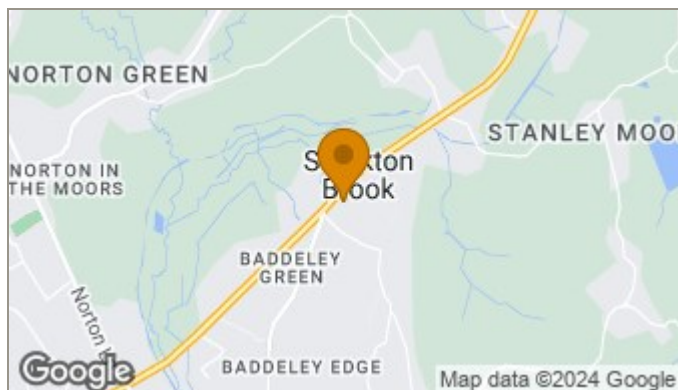
## Bathroom

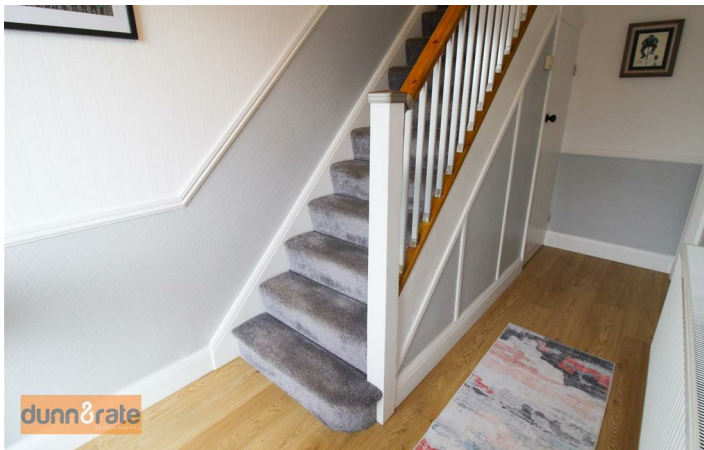
6'0" x 5'6" (1.85 x 1.70)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, vanity hand wash basin and low level W.C. Radiator and extractor fan.

## EXTERIOR

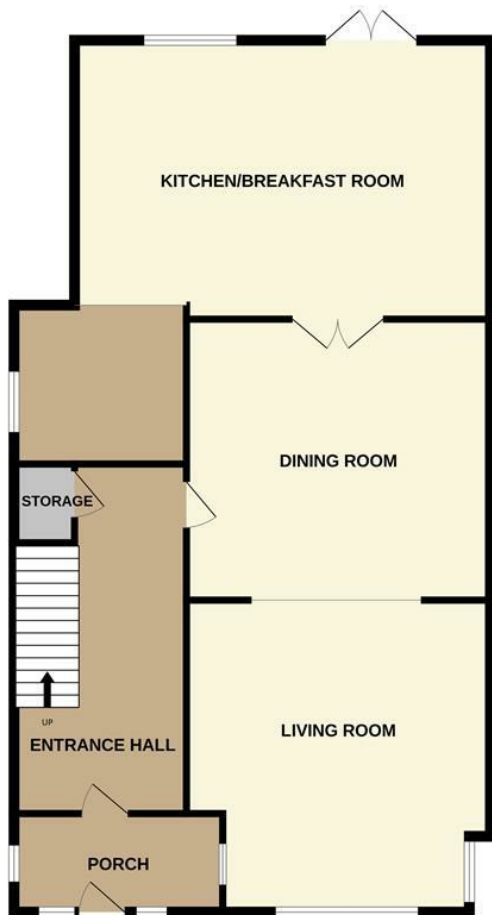
To the front the property benefits from a block paved driveway and side access gate leading to the rear. To the side there is a electric charging port and hot/cold water tap. To the rear the garden is fully enclosed and landscaped laid with a paved patio area, artificial lawn and mature flower bed borders. To the rear end of the garden there is a raised decked seating area, vegetable planters and garden shed. The property also benefits from solar panels attached to the roof.



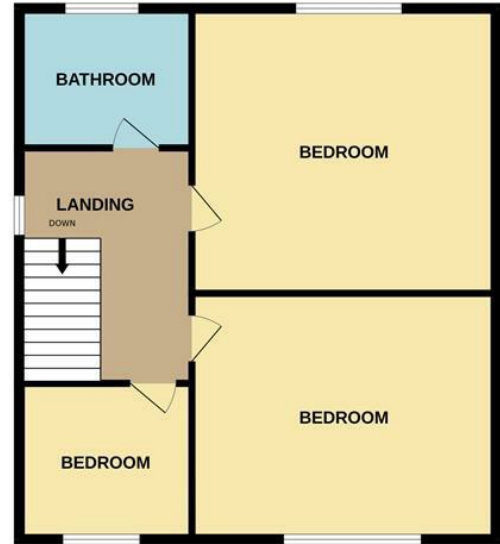


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	