



## 15 Greenfield Avenue

Brown Edge, Stoke-On-Trent, ST6 8SE

I, I'm I'm so in love with you...what ever you want to do is alright with me, because you make me feel brand new and I want to spend my life with you!!! Forget the soulful tones of Al GREEN, but the lyrics could of been written about this stunning semi detached property on GREENfield Avenue. This extended and spacious property has been beautifully maintained throughout my its current owners and is in need of a new owner to call it their own. The accommodation on offer comprises a large lounge, open plan fitted kitchen/diner, utility room/W.C, four good sized bedrooms and a contemporary family bathroom. Externally the property benefits from off road parking to the front and a fully landscaped rear garden with raised pond and large workshop. Located in the desirable area of Brown Edge, close to local amenities and schooling. You will no doubt be loving it forever, so lets put you together and book your viewing today to avoid disappointment.

**Offers in excess of £270,000**

# 15 Greenfield Avenue

Brown Edge, Stoke-On-Trent, ST6 8SE



- STUNNINGLY SPACIOUS SEMI DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINER
- CONTEMPORARY BATHROOM
- POPULAR LOCATION
- BEAUTIFULLY PRESENTED
- UTILITY ROOM/W.C
- OFF ROAD PARKING
- LARGE EXTENDED LOUNGE
- FOUR BEDROOMS
- LANDSCAPED REAR GARDEN WITH RAISED POND & WORKSHOP

## GROUND FLOOR

### Entrance Hall

11'3" x 6'0" (3.43 x 1.85)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboards. Radiator. Stairs leading to the first floor.

### Lounge

17'9" x 12'6" (5.42 x 3.83)

A double glazed bow window overlooks the front aspect. Open fire place would multi fuel log burner (not certified) Television point and radiator.

### Open Plan Kitchen/Diner

18'2" x 16'10" (5.55 x 5.15)

A double glazed window overlooks the rear aspect with an access door leading out to the garden. An open plan kitchen/diner space fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include double electric oven and hob with cooker hood above, dishwasher and wine cooler. Wall mounted central heating boiler and vertical height radiator. Space for fridge/freezer. Ceiling spotlights and television

point. Space for table and chairs and breakfast bar.

### Utility Room/W.C

7'4" x 2'5" (2.24 x 0.75)

Fitted with a low level W.C and integrated wash basin. Work surfaces areas and plumbing for washing machine. Ceiling spotlights and extractor fan.

## FIRST FLOOR

### First Floor Landing

Loft access hatch.

### Bedroom One

11'2" x 9'10" (3.42 x 3.01)

A double glazed window overlooks the rear aspect. Television point and radiator.

### Bedroom Two

13'6" x 10'0" (4.14 x 3.07)

A double glazed window overlooks the front aspect. Fitted wardrobe and television point. Radiator.

### Bedroom Three

8'7" x 7'10" (2.62 x 2.40)

A double glazed window overlooks the front aspect. Television point and radiator.

### Bedroom Four

8'10" x 8'2" (2.71 x 2.49)

A double glazed window overlooks the side aspect. Television point.

### Bathroom

7'6" x 5'3" (2.29 x 1.62)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Ladder style towel radiator.

## EXTERIOR

To the front there is a tarmac driveway with a side access leading to the rear garden. To the rear the garden is fully landscaped with a resin pathways and border, artificial lawn area, raised pond with wooden pergola and sleeper flower bed borders. There is a garden shed with power and lighting.

### Workshop

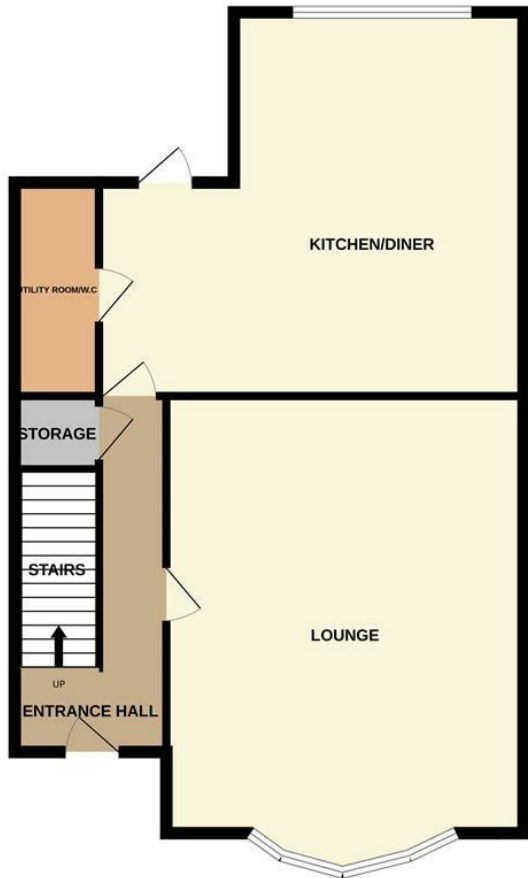
9'10" x 16'4" (3.00 x 5.00)

Large workshop with doors to the front and windows. Power and lighting.



# 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.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	