



13 Woodside Avenue

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

It's like thunder, lightning, the way you will love me will be frightening! Oh you better knock, knock on WOOD!!! Its time for you to get ahead of the game and knock on the door of WOODside Avenue as there is no doubt you will fall head over heels in love! This immaculate and extremely spacious family home is located in a quiet cul-de-sac in the popular area of Brown Edge. The accommodation on offer comprises a large lounge with log burner, modern fitted kitchen, dining room, three bedrooms and a family bathroom. Externally the property benefits from ample off road parking and a sizeable rear garden plot laid to lawn with raised decked seating areas and patio. The property has a detached garage which is partially converted to a home office. Located in the popular area of Brown Edge, close to local amenities and schooling. . So its time to knock, knock on WOOD, but make sure its WOODside Avenue! Call today to book a viewing.

£275,000

13 Woodside Avenue

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- WELL MAINTAINED DETACHED BUNGALOW
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- LOUNGE FEATURING MULTI FUEL BURNER
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN AND DINING ROOM
- DETACHED GARAGE WITH HOME OFFICE TO REAR
- SITUATED IN THE POPULAR BROWN EDGE

Entrance Hall

12'10" x 8'4" (3.93 x 2.56)

The property has a composite entrance door to the front aspect. Loft access hatch. Radiator and telephone point.

Lounge

13'7" x 13'1" (4.16 x 4.00)

A double glazed window overlooks the front aspect. Fireplace housing multi fuel log burner and television point. Radiator and television point.

Kitchen

5'9" x 10'2" (1.77 x 3.12)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset ceramic sink unit with side drainer. Coordinating work surface areas with partly tiled walls. Integrated electric oven and gas hob, space for fridge/freezer and plumbing for washing machine. Ceiling spotlights and radiator.

Dining Room

10'2" x 5'9" (3.12 x 1.77)

The property has a double glazed patio door leads out to the rear garden. Karndean flooring and space for table and chairs.

Bedroom One

13'8" x 10'1" (4.19 x 3.08)

Double glazed patio doors lead out to the rear garden. Radiator.

Bedroom Two

10'6" x 9'10" (3.21 x 3.01)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

9'8" x 7'3" (2.96 x 2.23)

A double glazed window overlooks the front aspect. Radiator and wooden flooring.

Bathroom

6'3" x 5'4" (1.92 x 1.63)

A double glazed overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash

hand basin. Partly tiled walls, ceiling spotlights and radiator.

EXTERIOR

The property benefits from ample off road parking to the front. To the side there is a decked seated area. The rear has decking and a lawned garden with mature borders.

Garage

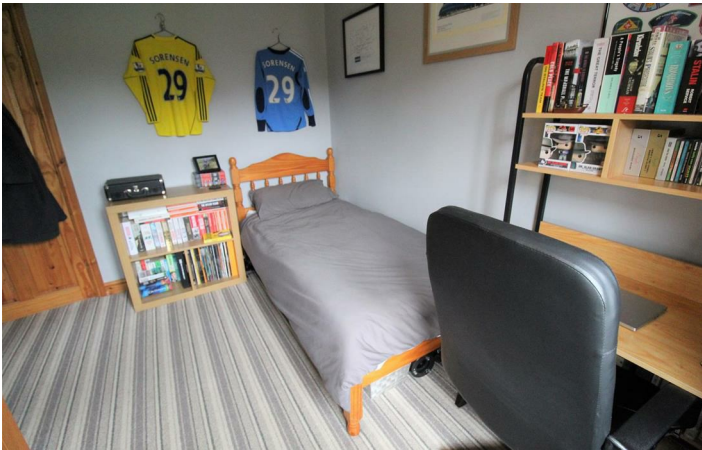
8'8" x 8'2" (2.66 x 2.50)

Up and over door with a double glazed window to the side. Power and lighting. Rear of garage partially converted into an office.

Office

8'9" x 7'8" (2.69 x 2.34)

A double glazed entrance door to the side aspect. Ceiling spotlights and wired internet connection. Wall mounted electric heater.



Floor Plan

GROUND 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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