



## 16 Rockfield Avenue

Light Oaks, Stoke-On-Trent, ST2 7NQ

One o'clock, two o'clock, three o'clock... ROCK! Five o'clock, six o'clock, seven o'clock ROCK! We're gonna ROCK around the clock tonight!!! Get your dancing shoes on and get your feet tapping, because I have found you a beautifully spacious semi detached property with phenomenal views, waiting for a new owner at ROCKfield Avenue! Nestled away down a quiet cul-de-sac in the desirable area of Light Oaks the accommodation on offer comprises a large lounge through dining room, fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from off road parking a generously sized garage and a lawned rear garden with raised decked balcony to admire them far stretching views. It's also sold with no upward chain so we're gonna ROCK, ROCK, ROCK, 'til broad daylight. We're gonna ROCK, gonna ROCK, at ROCKfield Avenue tonight! Call to book your viewing today.

Offers in the region of £249,950

# 16 Rockfield Avenue

## Light Oaks, Stoke-On-Trent, ST2 7NQ



- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN
- DRIVEWAY AND LARGE GARAGE
- NO UPWARD CHAIN
- STUNNING ELEVATED VIEWS TO THE REAR
- THREE BEDROOMS
- GENEROUS REAR GARDEN WITH RAISED BALCONY AREA
- LOUNGE & DINING ROOM
- FAMILY BATHROOM
- DESIRABLE LOCATION

### GROUND FLOOR

#### Entrance Hall

15'5" x 10'6" (4.72 x 3.22)

The property has a double glazed entrance door to the front aspect. Storage cupboard and stairs leading to the first floor.

#### Lounge

11'5" x 11'5" (3.48 x 3.48)

Double glazed patio doors lead out to the rear aspect. Fireplace housing gas fire. Radiator. Open archway into the dining room.

#### Dining Room

10'10" x 10'1" (3.32 x 3.09)

A double glazed window overlooks the front aspect. Fitted storage cupboards. Radiator.

#### Kitchen

9'6" x 8'3" (2.90 x 2.54)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas with partly tiled walls. Integrated electric oven and hob with cooker hood above. Space for fridge/freezer and washing machine. Radiator.

#### Rear Hall

6'1" x 2'9" (1.87 x 0.86)

Access door into garage. Storage cupboard with space for fridge/freezer.

#### W.C

4'9" x 2'9" (1.46 x 0.86)

A single glazed window overlooks the side aspect. Fitted with a low level W.C.

### FIRST FLOOR

#### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch. Radiator.

#### Bedroom One

12'4" x 11'5" (3.76 x 3.48)

A double glazed window overlooks the rear aspect with panoramic views. Fitted wardrobes and radiator.

#### Bedroom Two

11'4" x 10'11" (3.47 x 3.34)

A double glazed window overlooks the front aspect. Fitted wardrobe and radiator.

#### Bedroom Three

7'0" x 6'2" (2.15 x 1.88)

A double glazed window overlooks the front aspect. Radiator.

#### Bathroom

6'1" x 6'0" (1.86 x 1.85)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and radiator. Airing cupboard housing central heating boiler.

#### Attic Space

15'7" x 13'0" (4.75 x 3.98)

Converted attic space with power and lighting, fully carpeted with eaves storage. Pull down ladder.

### EXTERIOR

To the front there is a tarmac driveway with lawned area and flower bed borders. To the rear there is a raised decked balcony with far reaching views, stepped down to a lawn, paved patio seating area, garden shed and storage under balcony area. Fully enclosed with a hedge border.

#### Garage

24'6" x 12'6" (7.49 x 3.82)

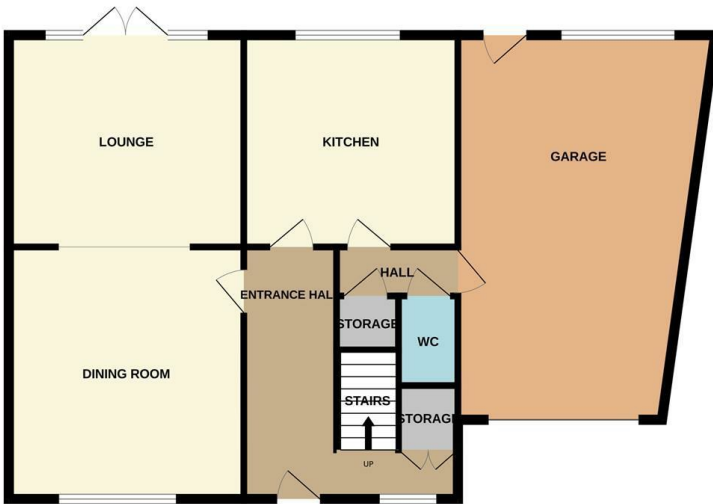
Up and over door with rear access door and access door into the house. a double glazed window overlooks the rear aspect. Power and lighting.



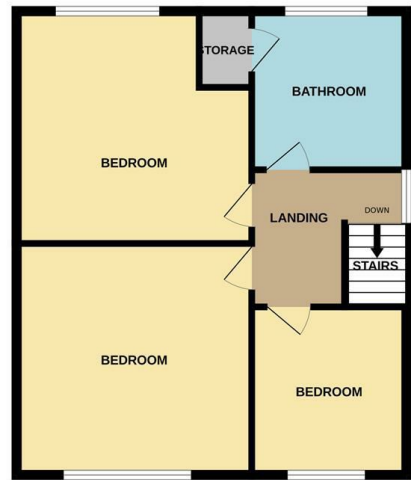


# Floor Plan

GROUND FLOOR  
1005 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 sq.m.) approx.

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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