

49 Nursery Avenue

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

In the words of the great Audrey Hepburn, 'Life is a party.... dress for it!' This stunning, semi detached bungalow on Nursery Avenue is dressed to impress. No corner left untouched during the renovation of this beautifully modern, yet refined bungalow, which has been completed to the highest of standards. The property on offer comprises; a large lounge, bespoke kitchen with granite work surfaces and gold plated accents. Two great sized bedrooms. A contemporary bathroom with freestanding, hand carved, stone bath. Black aluminium windows throughout. Externally, the property benefits from off road parking and a large south-west facing tiered, garden to the rear. Filled with the most picturesque flowers, perfect for the summer months. Located in the sought after area of Stockton Brook, close to local amenities, schooling and canal towpaths. If you want a house that is admired by all who step inside, then this is the home for you. Sold with no upward chain!!!!

£225,000

49 Nursery Avenue

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- STUNNING SEMI DETACHED BUNGALOW
- CHIC MODERN FITTED KITCHEN
- OFF ROAD PARKING
- NO UPWARD CHAIN
- FINISHED TO A HIGH STANDARD
- TWO BEDROOMS
- LARGE REAR GARDEN LAID TO LAWN
- LARGE LOUNGE
- CONTEMPORARY BATHROOM WITH FREESTANDING BATH
- SOUGHT AFTER LOCATION

GROUND FLOOR

Lounge

16'2" x 11'5" (4.95 x 3.48)

A double glazed bow window overlooks the front aspect.

Television point. Radiator.

Kitchen

14'3" x 6'10" (4.35 x 2.10)

The property has a double glazed access door to the side aspect coupled with a bespoke aluminium window to the front aspect. Fitted with a range of wall and base storage units with inset asterite bowl sink unit and side drainer. Coordinating granite work surface areas and tiled flooring. Integrated electric oven and hob and fridge/freezer. Space and plumbing for washing machine.

Inner Hall

Open from the kitchen area. Loft access hatch. The loft houses the central heating boiler.

Bedroom One

12'3" x 9'6" (3.75 x 2.90)

Double glazed patio doors lead out to the rear garden. Television point and radiator.

Bedroom Two

8'10" x 7'3" (2.70 x 2.23)

A double glazed window overlooks the rear aspect. Radiator.

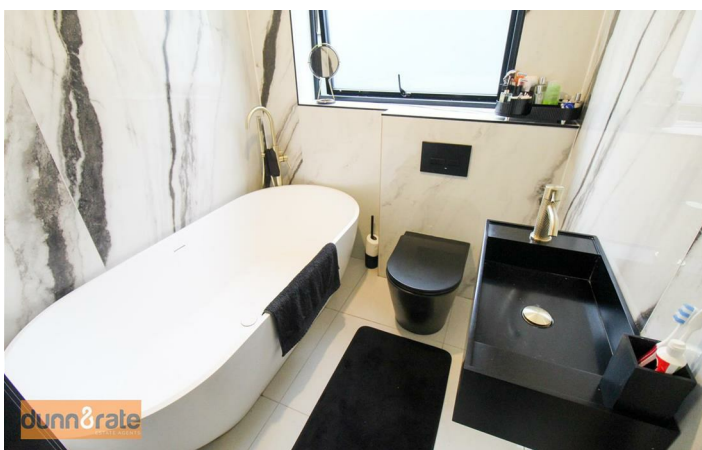
Bathroom

5'9" x 5'8" (1.76 x 1.73)

A bespoke aluminum window overlooks the side aspect. Fitted with a suite comprising free standing bath, low level W.C and wash hand basin. Fully tiled walls and flooring.

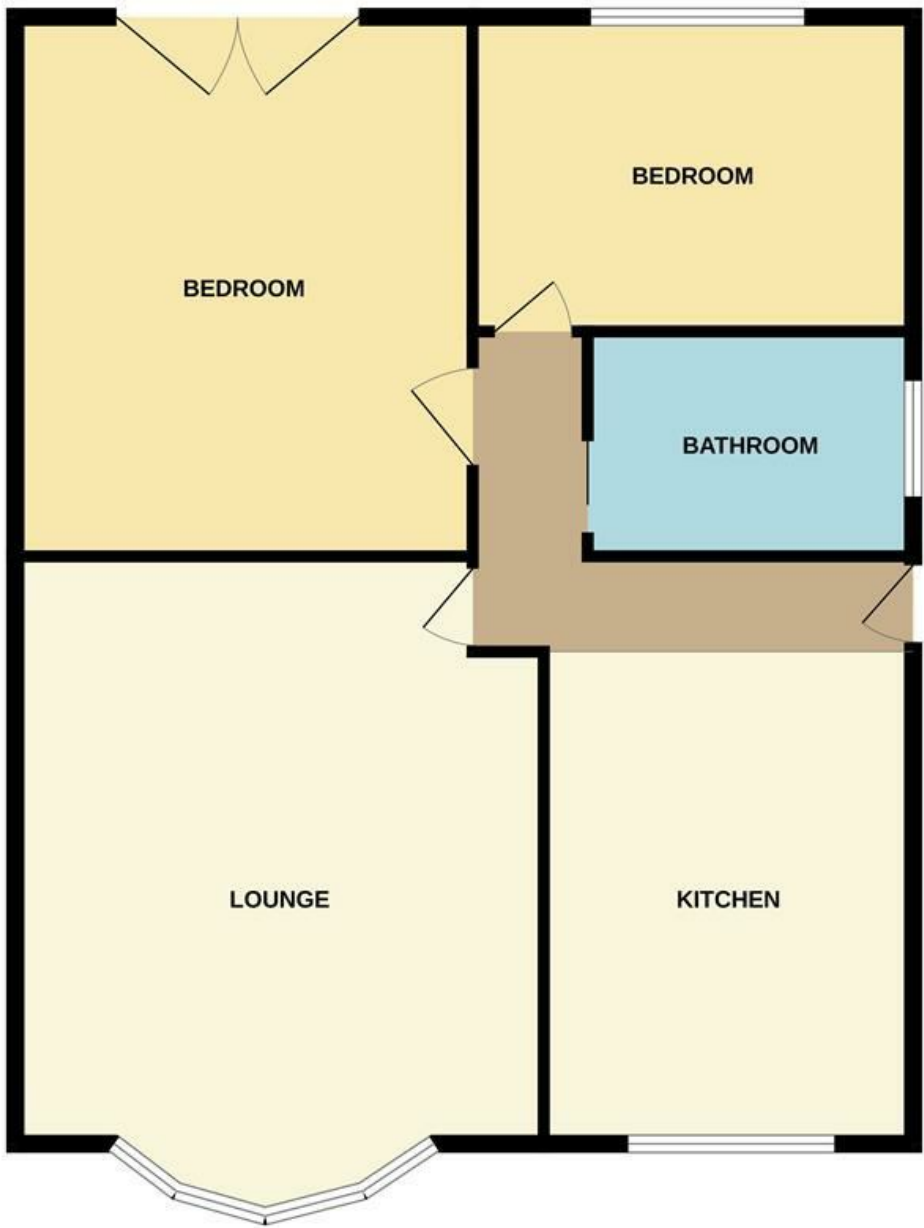
To the front there is a driveway leading to the side of the property and a lawned frontage. To the rear the garden is tiered and is laid mainly to lawn with mature flower bed and shrub borders. Fully enclosed by panelled fencing.

EXTERIOR



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