

17 Marshall Avenue, Brown Edge
Stoke-on-Trent, ST6 8SD



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Asking Price: £160,000





We are delighted to offer to market with no upward chain this extended two-bedroom semi-detached family home tucked away at the top of a quiet cul-de-sac providing well proportioned rooms and benefiting from a contemporary loft conversion offering further useful space.

Situated in ever popular Brown Edge within short walking distance of nearby schools and village shops with good commuter links throughout the city and Staffordshire Moorlands this property is waiting for you to make it your own, perfect for first time buyers, families and investors.

Comprising of entrance hall, dual aspect living room with patio doors to the rear garden and spacious kitchen/ diner. The first floor offers two generous double bedrooms, family bathroom and staircase leading to attic room. The property benefits from uPVC double glazing and gas central heating.

Externally: driveway parking to the front of the property with side gate leading to rear garden offering a paved patio area and lawn bordered by mature shrubs.

Tenure: Freehold



Accommodation Briefly Comprising of:

Entrance Hall: 10'5" x 3'9" max (3.20m x 1.19m) composite exterior door to front elevation, open staircase leading to the first floor, internal doors leading to living room and kitchen/diner, radiator.

Living Room: 21'0" x 11'4" max (6.39m x 3.46m) uPVC double glazed window to front elevation, patio doors leading out to the rear garden, internal door leading to kitchen/diner, fireplace, radiators.

Kitchen/Diner: 19'6" x 8'3" max (5.97m x 2.53m) uPVC double glazed window to rear and side elevations, a range of matching fitted wall and base cupboards, stainless steel sink & chrome mixer tap, freestanding range cooker, uPVC/glass exterior door leading to side elevation, walk-in cupboard housing Baxi 800 combi-boiler, radiator.

First Floor Landing: uPVC double glazed window to side elevation, internal doors leading to bedrooms and bathroom and staircase to attic room.

Bedroom 1: 12'2" x 9'9" max (3.39m x 3.01m) uPVC double glazed window to front elevation, radiator.

Bedroom 2: 10'8" x 10'6" max (3.30m x 3.22m) uPVC double glazed window to rear elevation, radiator.

Bathroom: 7'9" x 7'7" max (2.43m x 2.36m) uPVC double glazed window to rear elevation, corner shower unit with chrome shower head & fittings, white suite comprising of low level flush toilet, pedestal sink & chrome taps, bath & chrome taps, electric shower, radiator.

Staircase leading to Attic Room: uPVC double glazed window to front elevation, radiator.

Attic Room: 18'5" x 13'8" max (5.63m x 4.20m) ceiling fitted velux windows, under-eaves storage cupboards, radiator.

COUNCIL TAX BAND A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

