



## 12 Marsh Avenue

Newchapel, Stoke-On-Trent, ST7 4PX

Offers in the region of £179,950





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## Ground Floor

### Hallway

12'5" x 5'6" (3.80 x 1.70)

Door to front elevation, stairs to first floor, built in storage, centre light fitment, radiator.

### Lounge/Dinner

24'3" x 10'4" (7.41 x 3.15)

Bay window to front elevation, light points x 2, radiators x 2. Patio door to:

### Conservatory

6'7" x 7'4" (2.02 x 2.24)

Patio doors to rear elevation, wall light point, radiator.

### Kitchen

16'7" x 5'7" (5.08 x 1.71)

Two window to side elevation, one window to rear elevation. Range of modern Grey base and eye level units which incorporate solid wood work surfaces with a one and a half bowl resin sink with a swan neck mixer tap and drainer. A four ring induction hob, an electric double oven and grill and an extractor hood. Integrated appliances including; fridge, freezer, slimline dishwasher and dryer. Space and plumbing for a washing machine. Recessed ceiling lights and light point, radiator.

### Landing

8'2" x 2'11" (2.50 x 0.89)

Window to side elevation, centre light fitment,

### Bedroom One

10'4" x 10'2" (3.15 x 3.11)

Window to front elevation, centre light point, radiator

### Bedroom Two

11'11" x 10'4" (3.64 x 3.15)

Window to front elevation, centre light point, radiator

### Bedroom Three

6'11" x 5'6" (2.11 x 1.69)

Window to front elevation, centre light point.

### Family Bathroom

6'9" x 5'6" (2.08 x 1.68)

Window to the rear elevation. A modern, white four piece suite which comprises of a panel bath with a wall mounted shower and glass screen, a pedestal wash basin and WC. Heated towel rail. Partially tiled walls.

### Exterior

To the front elevation is a gravelled driveway providing off-road parking for two cars. Gated side access to rear. To the rear elevation. there is a good-sized lawn with a slabbed patio area and summerhouse at the bottom of the garden.

### Council Tax Band

B

### Freehold



## Road Map



## Hybrid Map



## Terrain Map



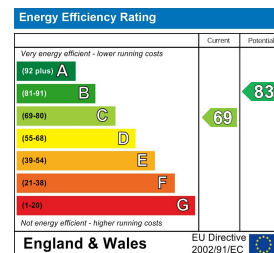
## Floor Plan



## Viewing

Please contact our Briarswood Office on 01782 479791 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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