



12 Marsh Avenue

Newchapel, Stoke-On-Trent, ST7 4PX

Offers in the region of £179,950



12 Marsh Avenue

Newchapel, Stoke-On-Trent, ST7 4PX

Offers in the region of £179,950



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.

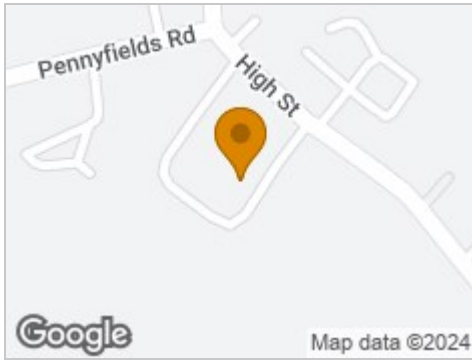
Council Tax Band

B

Freehold



Road Map



Hybrid Map



Terrain Map



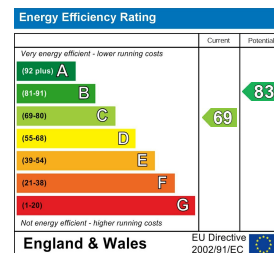
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.