



## 56 Greenside Avenue, Stockton Brook, Stoke-on-Trent, Staffordshire,

Offers In Excess Of £275,000

- Semi detached property located in a quiet cul-de-sac
- Large driveway suitable for four vehicles
- Gardens to the rear and side aspects
- Substantial corner plot
- Hard standing in-situ for a garage (subject to planning)
- Sought after location
- Three bedrooms
- Beautifully presented throughout



# 56 Greenside Avenue, Stoke-on-Trent ST9 9PQ

Whittaker & Biggs are delighted to bring to the market this beautifully presented semi-detached house, offering a perfect blend of comfort and convenience. Built in 1958, the property boasts a generous living space of 1,119 square feet, making it an ideal family home.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, there is plenty of room for family members or guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is its substantial corner plot, which not only enhances privacy but also offers potential for future development. The large driveway accommodates up to four vehicles, making parking a breeze. Additionally, there is a hard standing in place, subject to planning, for the construction of a garage, adding further value to this already impressive home.



Council Tax Band:



## Ground Floor

### Hall

12'7" x 6'3"

Max measurement. Composite double glazed door with side light windows to the frontage, stairs to the first floor, radiator.

### Sitting Room

13'5" x 9'10"

UPVC double glazed bay window to the frontage, electric log burner style fire, tiled hearth, exposed brick chimney breast, wood mantel.

### Dining Room

11'11" x 11'10"

UPVC double glazed window to the rear, radiator.

### Kitchen

8'5" x 7'10"

UPVC double glazed window to the rear, units to the base and eye level, four ring gas hob, electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a free standing fridge freezer, radiator, tiled floor.

### Rear Hall / Utility

6'5" x 3'10"

UPVC double glazed door to the side aspect, space for a tumble dryer, radiator.

## First Floor

## Landing

9'2" x 6'2"

UPVC double glazed window to the side aspect, airing cupboard housing the Vaillant gas fired wall mounted combi boiler.

## Bathroom

7'10" x 5'11"

UPVC double glazed window to the rear, P-shaped bath, chrome fittings, shower over, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, part tiled.

## Bedroom One

12'0" x 11'8"

UPVC double glazed window to the rear, radiator.

## Bedroom Two

11'9" x 10'10"

UPVC double glazed bay window to the frontage, radiator.

## Bedroom Three

8'11" x 6'10"

Max measurement. UPVC double glazed window to the frontage, over stairs storage cupboard, radiator.

## Loft

Part boarded, pull-down-ladder, light.

## Externally

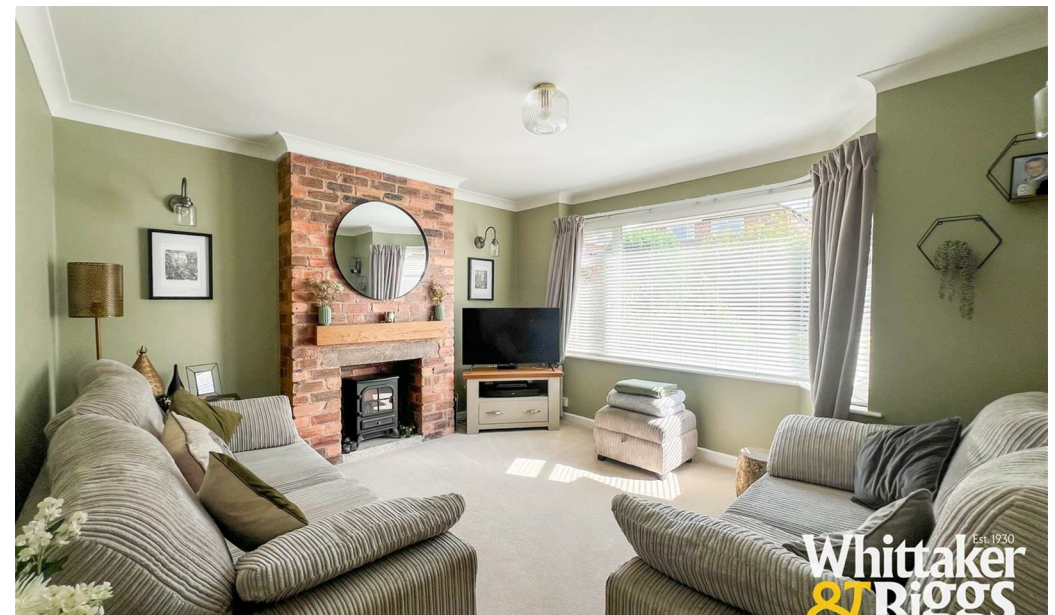
To the frontage, block paved driveway, hard standing for a garage in-situ,



gravelled area, wall and fence boundary, mature shrubs, gated access to the rear.

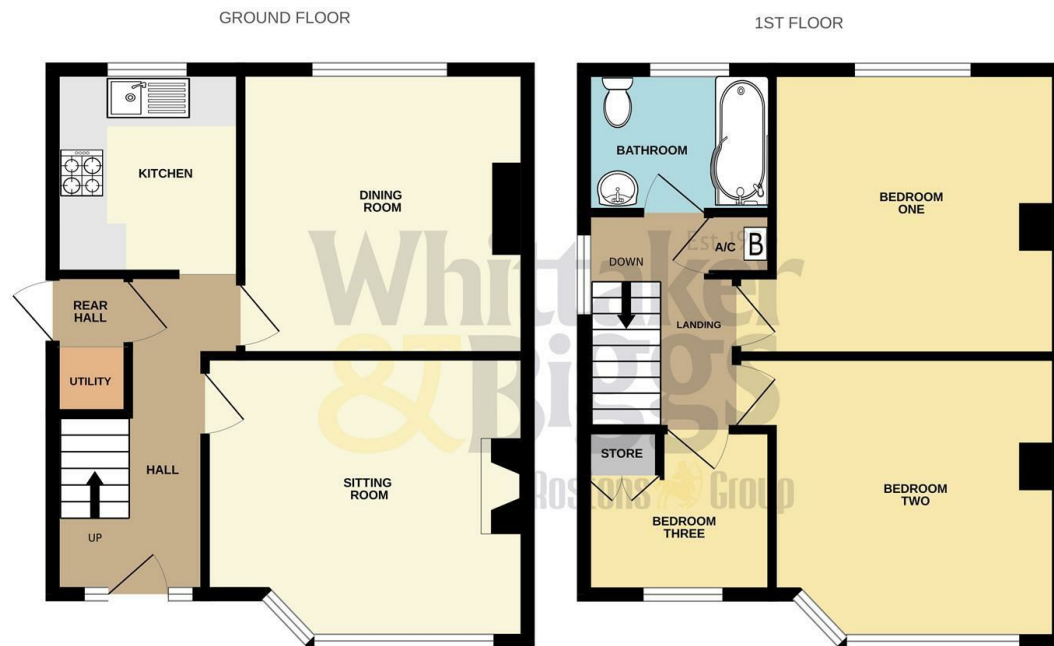
To the side aspect, two lawned areas, paved patio, area laid to gravel, hedge boundary, mature trees and shrubs.

To the rear, gravelled area, fence boundary, timber shed, mature shrubs, timber playhouse.









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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		