

**Tinsley
Garner**
independent property expertise



4, Lancaster Avenue, Fulford, Stoke-On-Trent, ST11 9LP



Asking Price £365,000

No upward chain. A mature detached house set in large established gardens in a quiet cul-de-sac location on the edge of Fulford village. The house offers well proportioned accommodation with spacious through-lounge, conservatory and separate dining room, modern kitchen with built-in appliances, three bedrooms and shower room. Well maintained and benefits from gas central heating and upvc double glazing. The house occupies one of the larger plots on Lancaster Avenue, set back from the road with parking for several cars and a single garage. Super-size gardens to the rear and side with sunny west facing aspect. A Great location within walking distance of the local primary school, village hall and popular village pub, and enjoying glorious countryside right on the doorstep. Viewing essential.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall
Reception area with half glazed upvc front door. Turned staircase to the first floor landing and door through to the lounge, Radiator.

WC
White suite comprising; WC and hand basin. Radiator.

Lounge
A good size dual aspect sitting room with window to the front of the house and sliding patio doors to the rear opening through to the conservatory. Chimney breast with period style fireplace and living flame fire. TV aerial connection. Radiator.

Conservatory
A useful addition to the living space, with wooden frame, clear glass roof lights and French doors opening to the garden.

Dining Room
Separate dining room with rear facing window overlooking the garden. Pantry cupboard. Radiator.

Kitchen
The kitchen features a range of wall & base cupboards with white traditional style cabinet doors and contrasting granite effect work surface with inset sink unit. Stainless steel gas hob with extractor over and eye level electric double oven, plumbing for dish washer and washing machine. Rear facing window overlooking the garden & upvc half glazed back door. Radiator.

Landing
Window to the side of the house, airing cupboard & access hatch to loft space.

Bedroom 1
Double bedroom with two windows to the rear of the house. Built-in wardrobes to one wall. Radiator.

Bedroom 2
Double bedroom with window to the front of the house. Built-in wardrobe. Radiator.

Bedroom 3
Generous single bedroom with window to the front of the house, built-in wardrobe & additional storage. Radiator.

Shower Room
Suite comprising; walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Window to the front of the house and chrome heated towel radiator.

Outside
The house is located on the edge of Fulford village in a quiet, established cul-de-sac off Tudor Hollow. The house is set back from the road with long drive providing parking for 3 cars, and integral single garage with electric roller shutter door. The gardens to the house are lovely, set in a large plot which widens

to the rear to create a mature enclosed garden which extends to the side of the house. The gardens are mainly lawn with extensive, well stocked borders featuring a variety of trees and shrubs. Lawn front garden with established borders.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating.

Council Tax Band D

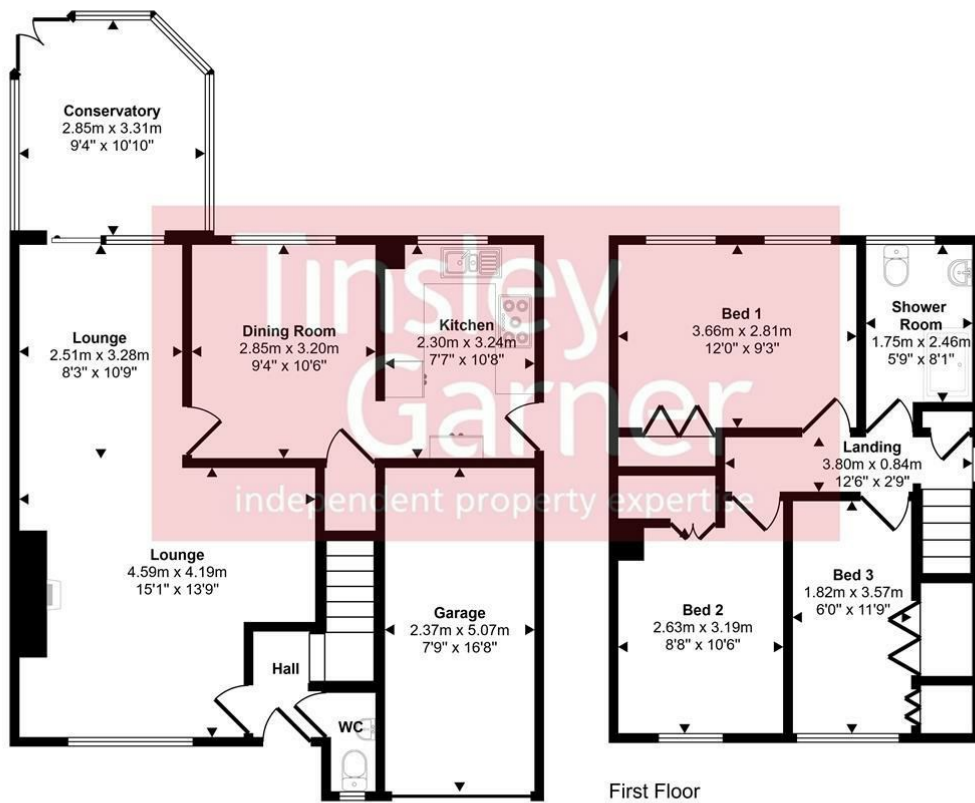
Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion



Approx Gross Internal Area
115 sq m / 1237 sq ft



First Floor
Approx 42 sq m / 451 sq ft

Ground Floor
Approx 73 sq m / 785 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales		
EU Directive 2002/91/EC		

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