



Gainsmore Avenue, Stoke-On-Trent, ST6 8GE.

£315,000

Whittaker ^{Est. 1930}
& Biggs

Gainsmore Avenue, Stoke-On-Trent, ST6 8GE

This well presented four bedroom detached family home has a versatile layout that boasts four reception rooms, which are currently utilised as a living room, dining room, family room and conservatory to the rear.

The property is nestled on a sizeable plot on the desirable development known as Norton Heights. The plot comprises of a driveway to the frontage with lawn area, having further potential to extend the driveway, subject to necessary approval. The rear garden is fully enclosed, is laid to lawn, patio with decked area. Three of the four bedrooms have fitted wardrobes and bedroom one has an ensuite shower room. A useful cloakroom and utility are also located within the ground floor.

You're welcomed into the property via the hallway with cloakroom off. The family room is a light and airy space and could be utilised in numerous ways. The living room incorporates an electric fire and leads through to the dining room, with ample room for a dining table and chairs and access to the conservatory. The conservatory is constructed of Upvc double glazing, is warmed via a radiator and provides access to the rear garden. The kitchen has a good range of fitted units to the base and eye level, Kenwood electric oven, gas hob with extractor, composite sink, space for a free standing fridge/freezer and access to the utility. Base and eye level units are within the utility, with plumbing and space for a washing machine, dryer and composite door to the rear garden.

To the first floor the landing has a cupboard housing the immersion heated tank. Four well proportioned bedrooms and a family bathroom which incorporates a panel bath with a chrome mixer tap, low level WC and wash hand basin.

A viewing is highly recommended to appreciate this family home, its spacious and versatile layout, desirable location and plot.

NOTE: The current vendor has gained a Certificate of (proposed) lawful development for a single storey rear extension, this was granted on the 20th June 2023. This would create an open plan space, forming a family room to the rear. (Application number 69149/CLP). https://planning.stoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_S_TOKE_DCAPR_75071

Situation

Norton Heights provides ease of access to the Potteries, Staffordshire Moorlands and has a good degree of local amenities and schools within close proximity.



Hallway

Composite door to the front elevation, staircase to the first floor, radiator.

WC

Lower level WC, vanity wash hand basin, radiator, partly tiled, extractor fan.

Living Room 15' 3" x 10' 8" (4.65m x 3.25m)

UPVC double glazed bay window, two radiators, electric fire.

Dining Room 12' 9" x 8' 0" (3.89m x 2.44m)

UPVC double glazed patio doors into Conservatory, radiator.

Conservatory 16' 2" x 11' 1" (4.93m x 3.38m)

Being of UPVC double glazed construction, Polycarbonate roof, UPVC double glazed patio doors to the side elevation, radiator, ceiling fan.

Kitchen 11' 11" x 9' 7" (3.63m x 2.92m)

UPVC double glazed window to the rear elevation, range of fitted units to the base and eye level, double ceramic sink with chrome mixer tap, double Kenwood oven, four ring gas hob, extractor fan, space for fridge/freezer, radiator.

Utility Room 10' 3" x 5' 1" (3.12m x 1.55m)

Composite double glazed door to the rear elevation, range of units to the base and eye level, plumbing for washing machine, space for dryer, radiator.

Family Room/Bedroom Five 16' 1" x 8' 4" (4.90m x 2.54m)

UPVC double glazed window to the front elevation, radiator, access to the Utility Room, storage cupboard.

First Floor

Landing

Loft access, radiator, cupboard housing water tank.

Bedroom One 14' 10" x 12' 4" (4.52m x 3.76m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

Ensuite

UPVC double glazed window to the side elevation, lower level WC, vanity wash hand basin, enclosed shower cubicle, fully tiled, extractor fan, heated towel rail.

Bedroom Two 15' 5" x 8' 7" (4.70m x 2.62m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobes.

Bedroom Three 11' 8" x 10' 0" (3.56m x 3.05m)

UPVC double glazed window to the front elevation, radiator, built in wardrobe.

Bedroom Four 10' 8" x 8' 7" (3.25m x 2.62m)

UPVC double glazed window to the rear elevation, radiator.

Family Bathroom

UPVC double glazed window to the rear elevation, panelled bath with chrome mixer tap, lower level WC, wash hand basin, shower enclosure, partly tiled.

Outside

To the front a tarmacadam driveway and area laid to lawn. To the rear is area laid to lawn. decked area. paved patio, fenced boundary, well stocked borders.



Note:
Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold







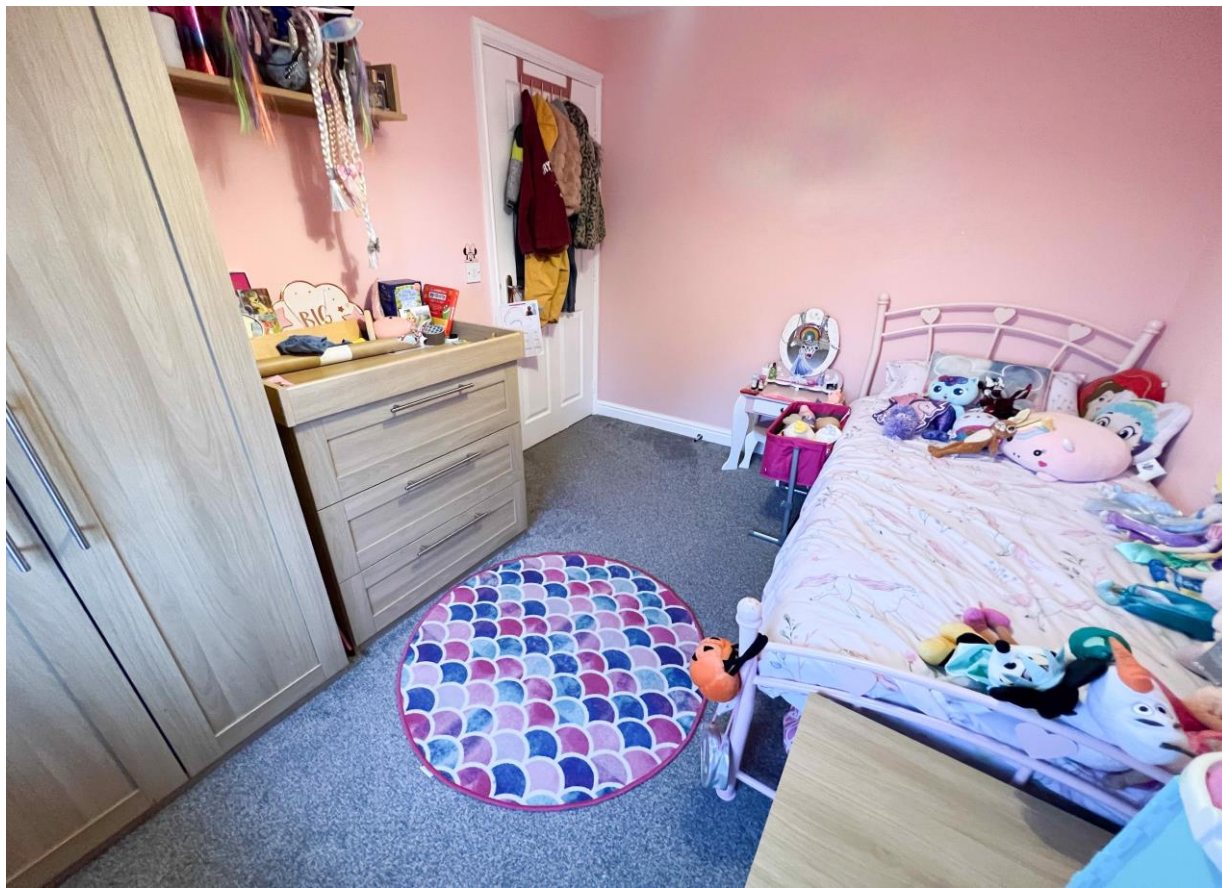
GROUND FLOOR



1ST FLOOR



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

From our Derby Street, Leek, offices proceed out of the town on the A53 Newcastle Road passing through the villages of Longsdon, Endon, Stockton Brook and Baddeley Green. Follow this road for approximately seven miles to the small traffic lights proceed straight ahead and at the next set of traffic lights turn right into Chasewater Drive, follow this road to its extremity and turn left onto Bellerton Lane. Take your first left off Bellerton Lane into Chillington Way, second left onto Gainsmore Avenue, where the property is located on the right hand side.

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