



Heath Avenue, Stoke-On-Trent, ST9 0HU.
Offers in the Region Of £315,000

Whittaker ^{Est. 1930}
& Biggs

Heath Avenue, Stoke-On-Trent, ST9 0HU

This well presented three-bedroom detached family home is nestled on a substantial private corner plot and has been extended to the rear, to create a spacious kitchen with useful utility and WC off. The property boasts two reception rooms, garage, impressive driveway to the frontage with carport to the side, gardens to the front, side and rear.

You're welcomed into the property via the porch, through to the hallway with storage cupboard off. The dining room is located to the front of the property, having bay fronted window. The living room is located to the rear, having a living flame gas fire as a focal point and patio doors to the rear garden. The kitchen has a good range of units fitted to the base and eye level, ample room for a dining table and chairs, AEG electric hob, oven/grill, stainless steel sink with drainer. The utility has plumbing for a washing machine, space for a free-standing fridge/freezer and WC off.

To the first floor are three well proportioned bedrooms, with bedroom one and two having a good range of fitted bedroom furniture. The bathroom comprises of a panel bath with shower over, low level WC, pedestal wash hand basin and storage cupboard housing a Glow-worm gas fired boiler.

Externally to the front is a concrete pressed driveway, walled boundary, access to the garage, which has an electric roller door, power and light connected. To the side is a carport with further parking and area laid to lawn. To the rear, lawn, hedged boundary, well stocked borders and patio.

A viewing is highly recommended to appreciate this homes location, plot and further potential.

Situation

This home is situated in the popular residential area of Werrington and is well placed for commuting to Leek, Cheadle and The Potteries. Ideal for a family, being within easy walking distance of good local schools and amenities.



Porch

Upvc double glazed door and windows to the front elevation.

Hallway

Stairs to the first floor, radiator, understairs storage cupboard.

Dining Room 12' 5" x 11' 8" (3.79m into bay x 3.56m)

Upvc double glazed bay window to the front elevation, radiator.

Living Room 18' 6" x 12' 5" (5.63m x 3.79m reducing to 3.43m)

Upvc double glazed patio door to the rear, gas fire, tiled hearth and wood mantle, radiator.

Kitchen 15' 2" x 10' 0" (4.63m x 3.06m)

Upvc double glazed window to the rear elevation, Upvc double glazed window to the side, fitted units to the base and eye level, AEG electric oven and grill, AEG electric hob, stainless steel sink, drainer, chrome mixer tap, space and plumbing for a dishwasher, radiator.

Utility Room 8' 8" x 8' 6" (2.64m x 2.59m) max measurements

Upvc double glazed window to the side elevation, space for a fridge/freezer, plumbing for a washing machine.

WC

Upvc double glazed window to the side, low level WC, tiled.

First Floor

Landing

Upvc double glazed window to the side elevation, loft access.

Bedroom One 12' 6" x 11' 9" (3.81m x 3.57m)

Upvc double glazed window to the rear, radiator, built in wardrobes and overhead storage, built in vanity unit.

Bedroom Two 13' 3" x 11' 9" (4.03m into bay x 3.57m reducing to 2.74m)

Upvc double glazed bay window to the front elevation, radiator, built in wardrobes, overhead storage, vanity unit.

Bedroom Three 9' 1" x 6' 0" (2.77m x 1.83m)

Upvc double glazed window to the frontage, radiator, built in wardrobes with sliding doors.

Bathroom 7' 7" x 6' 2" (2.30m x 1.88m)

Upvc double glazed window to the rear elevation, storage cupboard which houses the Glow Worm gas fired boiler, panel bath with brass style taps, shower over with waterfall shower head, hand held shower attachment, wall mounted taps in chrome, folding shower screen, pedestal wash hand basin, brass style taps, low level WC, radiator, tiled, inset spot lights.

Garage 14' 5" x 8' 6" (4.39m x 2.59m)

Electric roller door, power and light connected, window to side aspect.

Externally

To the front is a concrete pressed driveway, area laid to gravel, walled and fenced boundary, well stocked borders, access to garage, carport. To the side an area laid to lawn, hedged boundary. To the rear an area laid to lawn, well stocked borders, hedged boundary and patio area.



Note:
Council Tax Band: D

EPC Rating:

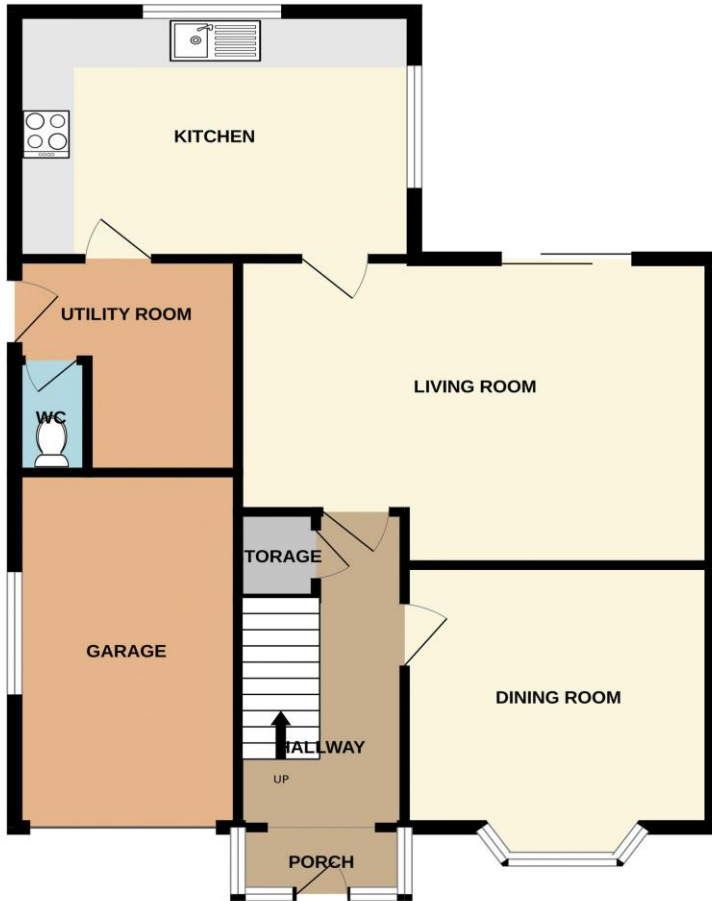
Tenure: believed to be Freehold







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

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