



Nursery Avenue, Stoke-On-Trent, ST9 9NY.  
Offers in the Region Of £190,000



# Nursery Avenue, Stoke-On-Trent, ST9 9NY

This beautiful two bedroom bungalow is located within a quiet residential road in the ever popular Stockton Brook area and is a great example of single storey living!

You're welcomed into the property via the entrance hall which provides access to all rooms. The kitchen has a good range of units and has space for a free standing cooker. There are two storage cupboards in the hallway which currently house the fridge and freezer.

Adjacent to the kitchen is the living room which has been extended to incorporate a dining area. The two bedrooms are well-proportioned, both benefitting from the having built in wardrobes and over bed storage. A contemporary white suite can be found in the shower room, which features inset ceiling spotlights, a corner shower, vanity wash hand basin, low level WC and is fully tiled.

Externally, the tiered rear garden has an elevated area laid to lawn and two flagged patio areas that are perfect for al-fresco dining. To the frontage there is a tarmac drive, garage and a lawn.

A viewing of this property is highly recommended to appreciate this home's quiet location, large living / dining room and contemporary shower room.

## Situation

Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network. Greenways Primary School is located a short walk away and Pubs/restaurants such as Ego, Lockside and the Sportsman are also within walking distance. An idyllic location offering stunning views over countryside. The Cauldon canal is just a short distance away which provides many countryside walks.



**Entrance Porch** 4' 11" x 2' 10" (1.49m x 0.86m)  
UPVC double glazed construction.

#### **Hallway**

UPVC double glazed door to the frontage, 2 x built in storage cupboards, radiator.

**Kitchen** 8' 9" x 5' 5" (2.67m x 1.66m)

UPVC double glazed bay window to the frontage, range of units to the base and eye level, stainless steel sink, chrome mixer tap, space for a freestanding cooker, integral extractor fan, radiator, Worcester wall mounted boiler, partly tiled.

**Living / Dining Room** 21' 8" x 17' 2" (6.60m x 5.24m)

Max measurement

UPVC double glazed door to the rear, UPVC double glazed floor-to-ceiling window to the rear, electric fire, stone effect surround and hearth. UPVC double glazed window to the rear, UPVC double glazed window to the side, radiator.

**Shower Room** 5' 9" x 5' 4" (1.75m x 1.62m)

UPVC double glazed window to the frontage, corner shower cubicle, Triton electric shower, vanity wash hand basin, low level WC, heated towel rail, fully tiled, inset ceiling spotlights.

**Bedroom One** 10' 2" x 9' 2" (3.09m x 2.79m)

UPVC double glazed window to the rear, fitted wardrobes and over bed storage, radiator.

**Bedroom Two** 8' 4" x 7' 3" (2.53m x 2.22m)

UPVC double glazed window to the frontage, fitted wardrobes and over bed storage, radiator.

#### **Externally**

To the rear, flagged patio area, steps to a second flagged patio area, laid to lawn, fenced boundary, well stocked borders. To the frontage, tarmac drive, area laid to lawn, wall boundary. Link attached garage, up-and-over door.



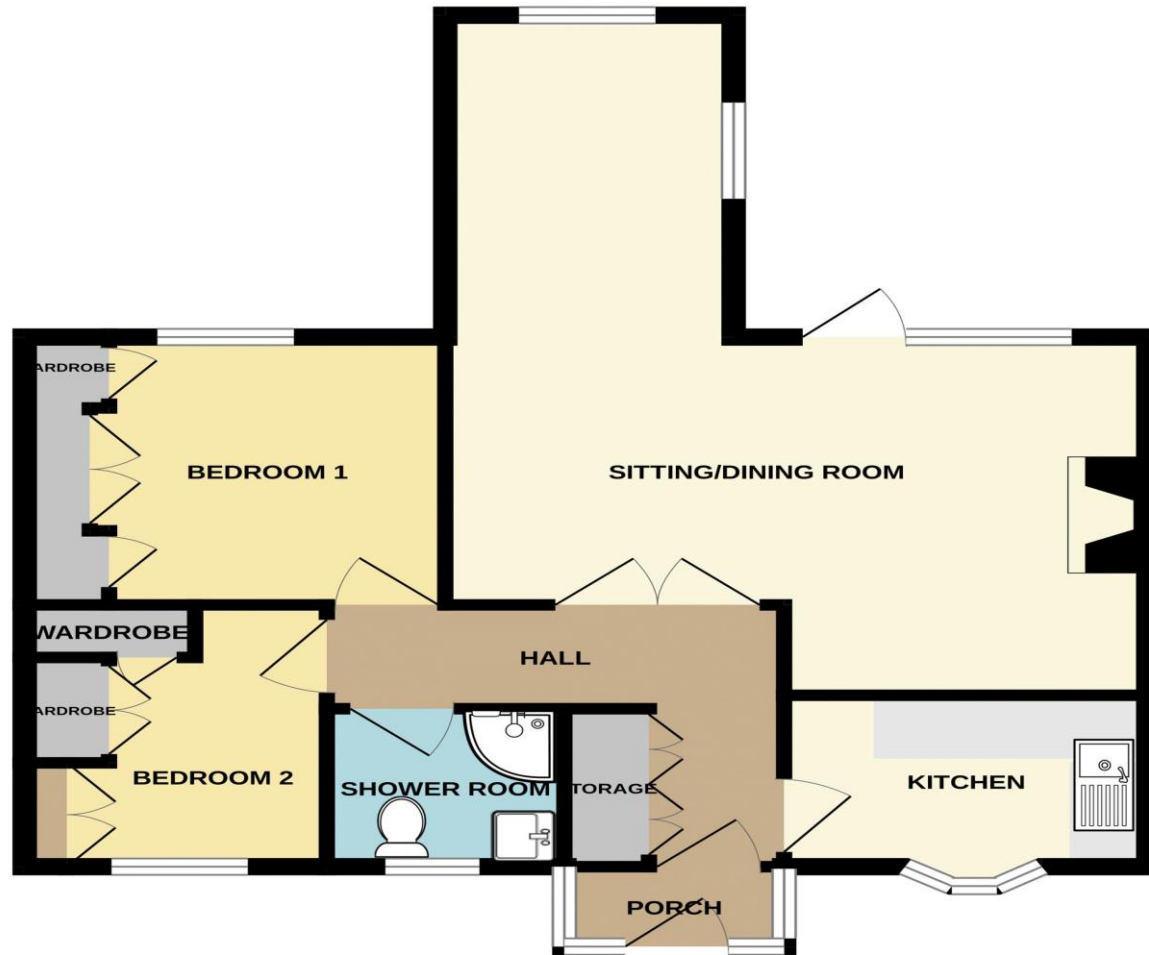
Note:  
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold



GROUND 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 office proceed along Haywood Street and at the traffic lights proceed straight over into Broad Street, follow this road over the mini roundabout opposite Morrison's supermarket and continue on the A53 Newcastle Road. Following the road out of the town passing the villages of Longsdon, Endon and then into Stockton Brook, turn left on to Shaldon Avenue the right into Nursery Avenue where the property is located on the left hand side.

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