



Greenside Avenue, Stockton Brook, Stoke-On-Trent, ST9 9PQ.  
Offers in the Region Of £265,000

Whittaker Est. 1930  
& Biggs

## Greenside Avenue, Stockton Brook Stoke-On-Trent, ST9 9PQ.

This beautifully presented and extended three bedroom semi detached home is located in the popular location of Stockton Brook. The property is nestled on a substantial plot, with large tarmac driveway to the front providing off street parking for a number of vehicles and a low maintenance rear garden. Planning permission was passed on the 30th August 2024 for a single storey and first floor extension, (Application Number 71180/FUL). Please refer to the plan which is located within the pictures.

You're welcomed into the property via the entrance porch, then through to the hallway. A spacious dining kitchen is located to the rear, having ample room for a dining table and chairs, fitted units to the base and eye, storage cupboards, useful WC off and utility room. The utility also incorporates fitted units, plumbing for a washing machine, space for a slimline dishwasher and understairs storage. The impressive living room is 21ft and has a log burning stove set within a tiled hearth, wood mantle and French doors leading into the Sun Room. The Sun Room has an insulated roof with inset downlights, French doors to the side, a room which can be comfortably utilised all year round.

To the first floor are three well proportioned bedrooms. Bedroom one has a fitted wardrobe and the family bathroom is well equipped. The bathroom incorporates a panel bath with chrome shower over, vanity unit, concealed cistern and is fully tiled.

Externally to the rear is a low maintenance private garden which is laid to two patios, artificial lawn and is fenced, ideal for those with pets and children.

A viewing is highly recommended to appreciate this homes spacious layout, excellent condition, plot size and desirable location.

### Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent. The property is in the catchment of Greenways Primary which is a feeder school to Endon High. Local amenities include a doctor's surgery, Nisa and public houses like Ego, The Sportsman and The Lockside just a short walk away.



## Porch

UPVC double glazed French doors to the front elevation, two UPVC double glazed windows to the front elevation, composite double glazed door into Hallway.

## Entrance Hallway

Staircase to the first floor, radiator, inset downlights.

## Dining Kitchen 10' 4" x 15' 9" (3.16m x 4.81m)

UPVC double glazed door to the rear elevation, two UPVC double glazed windows to the rear elevation, range of units to the base and eye level, Belling range cooker, one and half bowl sink unit with drainer and chrome mixer tap, extractor fan, inset ceiling spotlights, radiator, space for table and chairs, integral fridge/freezer.

## Utility Room 10' 4" x 7' 5" (3.16m x 2.25m)

UPVC double glazed window to the front and side elevation, units to the base and eye level, plumbing for washing machine, space for slimline dishwasher, radiator, understairs storage cupboard.

## WC 2' 10" x 4' 10" (0.87m x 1.47m)

UPVC double glazed window to the front elevation, lower level WC, vanity wash hand basin with chrome mixer tap.

## Living Room 21' 10" x 11' 1" (6.65m x 3.38m)

UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, radiator, log burning style fire set on tiled hearth and wood mantle, inset downlights.

## Sun Room 11' 9" x 10' 4" (3.59m x 3.14m)

UPVC double glazed French doors to the side elevation, two UPVC double glazed windows to the side elevation, UPVC double glazed window to the rear elevation.

## First Floor

### Landing

UPVC double glazed window to the rear elevation, loft access.

### Bedroom One 9' 1" x 14' 5" (2.78m x 4.40m)

UPVC double glazed window to the front elevation, fitted wardrobes, radiator, overstairs storage cupboard, inset downlights.

### Bedroom Two 9' 5" x 10' 0" (2.87m x 3.04m)

UPVC double glazed window to the rear elevation, radiator, inset downlights.

### Bedroom Three 13' 1" x 7' 7" (3.99m x 2.30m)

UPVC double glazed window to the front and rear elevation, radiator.

### Bathroom 5' 5" x 7' 3" (1.65m x 2.22m)

UPVC double glazed window to the rear elevation, panelled bath with chrome mixer tap and shower over, rainfall shower head, vanity wash hand basin with chrome mixer tap, concealed cistern, chrome ladder radiator, fully tiled, inset downlights.

### Outside

To the front is tarmac driveway, fenced and walled boundary. To the rear is fenced boundary, paved patio area, artificial grass, timber shed and greenhouse, two paved patio areas.



Note:  
Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold



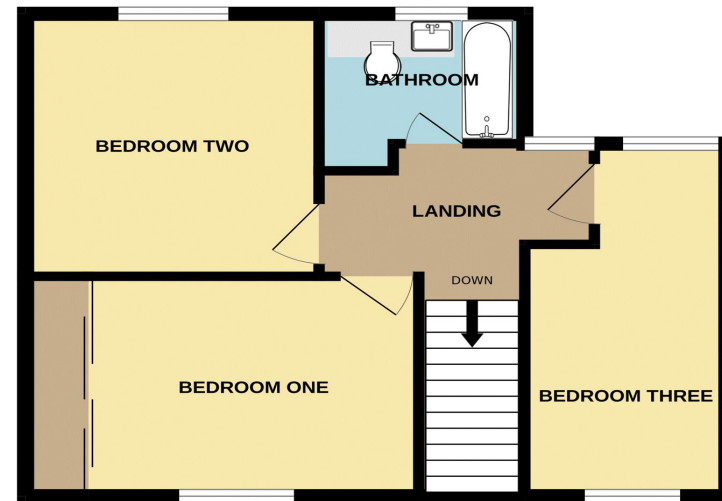


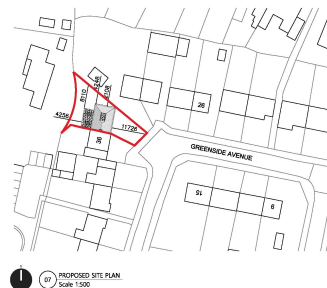
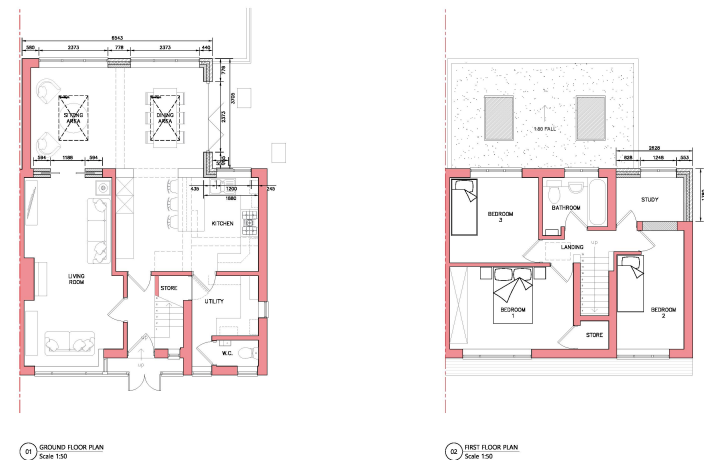
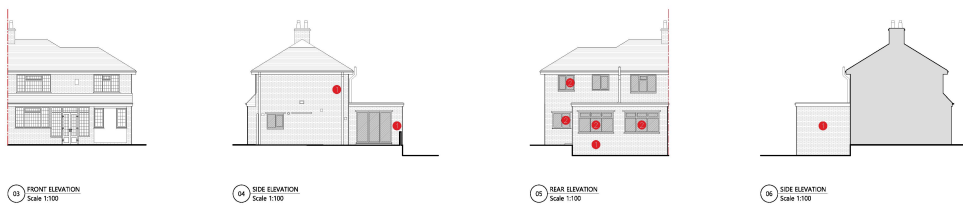


GROUND FLOOR



FIRST FLOOR





**MATERIALS**

- FACING BRICKWORK  
Being replaced to match existing
- WINDOWS  
White flush casement PVCU

Revised	Drawn	Checked	Date
✓	✓	✓	11/06/24



01  
24 Greenisle Avenue, Stockton Brook,  
Staffordshire, ST13 9JG

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Mr & Mrs Bagнал

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As Proposed Plans and Elevations

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**PLANNING**



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## Directions

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**Whittaker  
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