



## 44 Nursery Avenue, Stockton Brook, Stoke-On-Trent, Asking Price £285,000

- Three Well-Appointed Bedrooms
- Spacious Luxury Bathroom Suite Finished To A High Standard
- Two Driveways Including A Gated Driveway Offering Privacy And Security
- Open-Plan Kitchen/ Diner/ Lounge With Dual Aspect Views
- Versatile Accommodation
- Expansive Tiered Garden To The Rear With Greenhouse
- Bright Open Plan Living Area With Access To Rear Patio
- Landscaped Gardens Perfect For Entertaining



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

EPC Rating:



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