

Rosewood Avenue Stockton Brook Stoke-On-Trent ST9 9PA



**Offers In The Region Of £310,000**

## Rosewood Avenue, Stockton Brook, Stoke-On-Trent, ST9 9PA

Home is where the heart is and where you feel at ease -  
We're delighted to bring to the market this property that is guaranteed to please -  
Located in popular Stockton Brook it offers a great location -  
It's a perfect family home with generous accommodation -  
Offering THREE BEDROOMS, lounge, dining room and NO UPWARD CHAIN -  
With this wonderful property there is nothing to lose and lots to gain -  
Sitting on a lovely plot this is one you need to see -  
Call us now and arrange to view because I'm sure you will agree!

Welcome to Rosewood Avenue, Stockton Brook, a charming location for this extended detached house. This property boasts three bedrooms, ideal for a growing family or those in need of extra space. Upon entering, you are greeted by an entrance porch and hallway, two reception rooms, offering ample space for entertaining guests or simply relaxing with loved ones. The lounge and dining room provide a cosy atmosphere, perfect for creating lasting memories.

The kitchen is well-equipped for all your culinary adventures, while the separate WC adds convenience to everyday living. The property also features a bathroom, ensuring that your needs are well catered for. Outside, you will find gardens where you can enjoy the fresh air and perhaps cultivate your own green oasis. Parking is also available, providing ease and security for your vehicles. Don't miss out on the opportunity to make this house your home. With its desirable location and array of features, this property on Rosewood Avenue is sure to capture your heart.

### Entrance Porch

With double glazed windows. Access into the hallway.

### Entrance Hall

With stairs off to the first floor. Useful storage cupboard. Radiator.

### Lounge

16'0" into box window x 11'2" into alcove (4.90 into box window x 3.42 into alcove)

Double glazed box window to the front aspect. Feature surround housing gas fire. Radiator.

### Dining Room

16'8" x 7'9" (5.10 x 2.37)

Two double glazed windows. Fitted unit within the alcove housing gas central heating boiler. Additional fitted units.



### Kitchen

8'5" x 7'11" (2.57 x 2.42)

Fitted kitchen with a range of wall mounted unit, worktops incorporating drawers and cupboards below. Electric oven hob and built-in oven. One and a half bowl sink with single drainer. Space for fridge/freezer. Plumbing for automatic washing machine. Two double glazed windows.

### Lobby

Useful storage cupboard. Rear door access.

### Separate WC

4'9" x 2'9" (1.46 x 0.86)

Single glazed window. Low level WC.

### First Floor

#### Landing

Single glazed window to the side aspect. Airing cupboard. Loft access.

#### Bedroom One

12'0" x 11'2" (3.66 x 3.42)

Two double glazed windows. Radiator.



#### Bedroom Two

11'2" into robe x 10'3" (3.42 into robe x 3.13)

Two double glazed windows. Radiator. Fitted wardrobes.

#### Bedroom Three

13'8" x 7'10" (4.18 x 2.41)

Two double glazed windows. Radiator.

#### Bathroom

6'5" x 6'0" (1.98 x 1.83)

Suite comprises panelled bath and vanity wash hand basin. Tiled walls. Double glazed window.

### Separate WC

4'0" x 3'0" (1.24 x 0.92)

Single glazed window. Low level WC and wash hand basin.

### Externally

Low maintenance frontage with planted borders. Off road parking. There is a double garage at the rear, however the width access is narrow and only suitable for a smaller vehicle. To the rear aspect there is a patio seating area. Well stock feature garden.



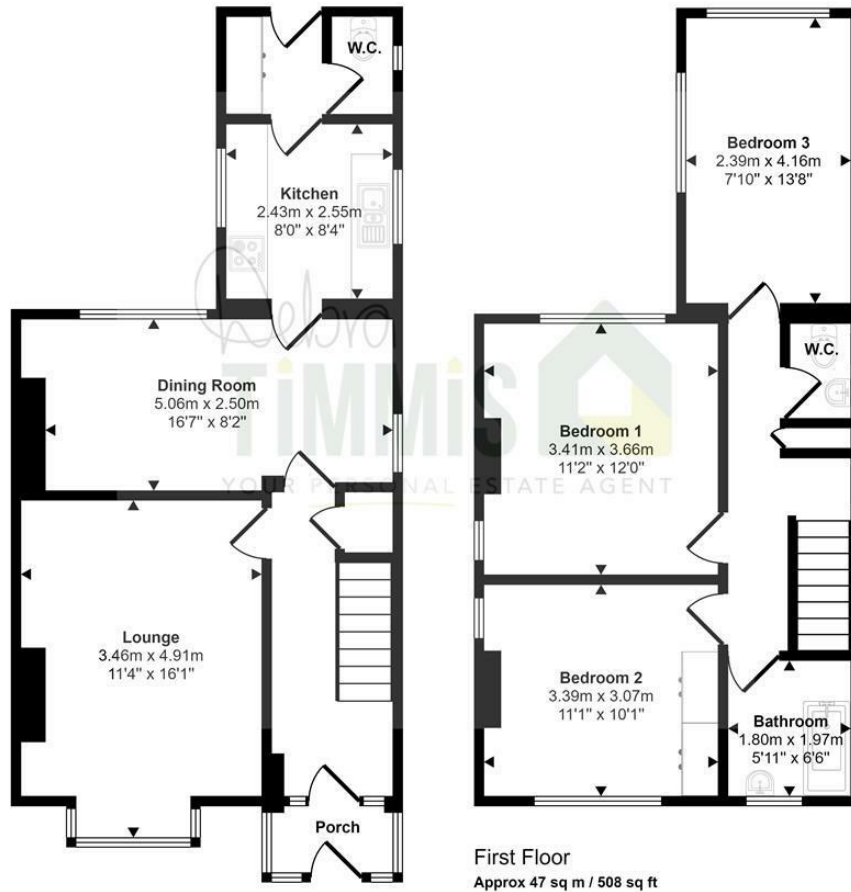
### Garage/Workshop

17'10" x 16'6" min (5.44 x 5.04 min)

Useful storage space with two up and over doors. Personal door to the side access.



Approx Gross Internal Area  
99 sq m / 1064 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.