

Rockfield Avenue Light Oaks Stoke-On-Trent ST2 7NQ



Offers In The Region Of £230,000

Rockfield Avenue, Light Oaks, Stoke-On-Trent, ST2 7NQ

Grab the bull by the horns and don't miss this opportunity
This property on ROCKFIELD AVENUE you really must see!
With plenty of space for a family and at a great price
So act now, don't leave to chance or the role of a dice!
An SEMI DETACHED with a single bedroom plus double bedrooms of TWO
Plus spacious lounge/diner and kitchen for you
There's a driveway, gardens and stunning views at the rear
Call us now to view before this one disappears!

Welcome to Rockfield Avenue, Light Oaks, a semi-detached house with stunning views at the rear! This property boasts open-plan lounge/diner, three bedrooms, and family bathrooms, making it an ideal home for a family or those who love to entertain. As you step into the entrance hall, you are greeted with a sense of warmth and comfort. The separate WC adds convenience for guests, while the spacious lounge/diner provides the perfect setting for cosy evenings with loved ones. The kitchen is a delightful space where you can unleash your culinary skills, and with three bedrooms, there is ample room for a growing family or for guests to stay over. The bathroom offers a relaxing retreat after a long day.

One of the highlights of this property is the good-sized gardens, where you can enjoy the outdoors and soak in the beautiful surroundings. The sought-after location adds to the appeal of this home, offering a peaceful retreat away from the hustle and bustle of the city. While some general updating is required, this property presents a fantastic opportunity to create the home of your dreams. Don't miss out on the chance to make this house your own and enjoy the best of what Rockfield Avenue has to offer.

Entrance Hall

Upvc door to the front aspect. Double glazed window to the side aspect. Radiator. Stairs off to the first floor. Access to the side lobby with useful storage cupboard.

Separate WC

4'10" x 3'0" (1.48 x 0.93)

Single glazed window to the side aspect. Wall mounted gas central heating boiler. Low level WC.

Open-Plan Lounge/Diner

Dining Area

11'4" into alcove x 10'9" (3.47 into alcove x 3.30)

Double glazed window to the front aspect. Radiator.
Open access into the lounge area.



Lounge Area

12'4" x 11'3" into alcove (3.78 x 3.45 into alcove)

Double glazed window to the rear aspect. Feature surround inset and hearth. Radiator.

Kitchen

10'3" max narrowing to 6'2" x 8'6" narrowing to 4'
(3.14 max narrowing to 1.90 x 2.60 narrowing to 1.4)
Fitted kitchen with stainless steel inset sink, single drainer and mixer tap. Plumbing for automatic washing machine. Space for cooker. One double glazed window and one single glazed window. Radiator.

First Floor

Landing

Double glazed window to the side aspect. Loft access.

Bedroom One

12'5" x 11'3" (3.80 x 3.45)

Double glazed window to the rear aspect. Radiator.



Bedroom Two

11'4" x 10'9" (3.47 x 3.29)

Double glazed window to the front aspect. Radiator.

Bedroom Three

7'3" x 6'2" (2.23 x 1.90)

Double glazed window to the front aspect. Radiator.

Bathroom

6'2" x 6'2" (1.89 x 1.89)

Coloured suite comprises, bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Radiator.

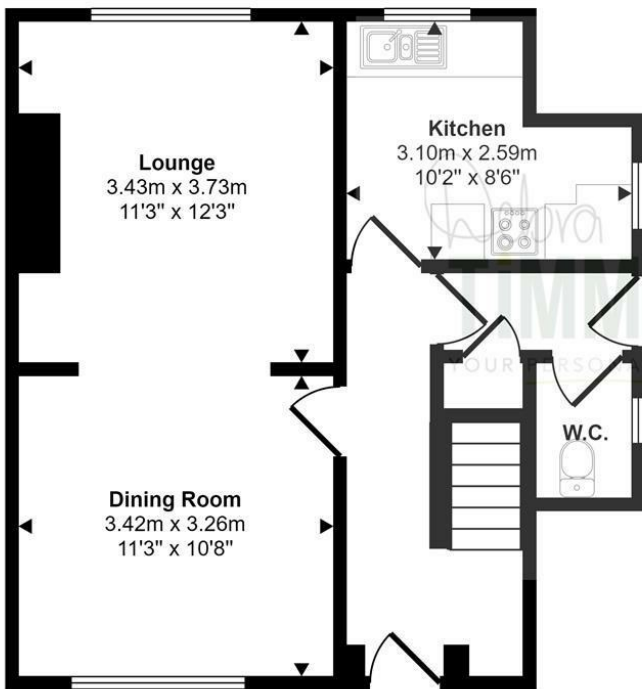


Externally

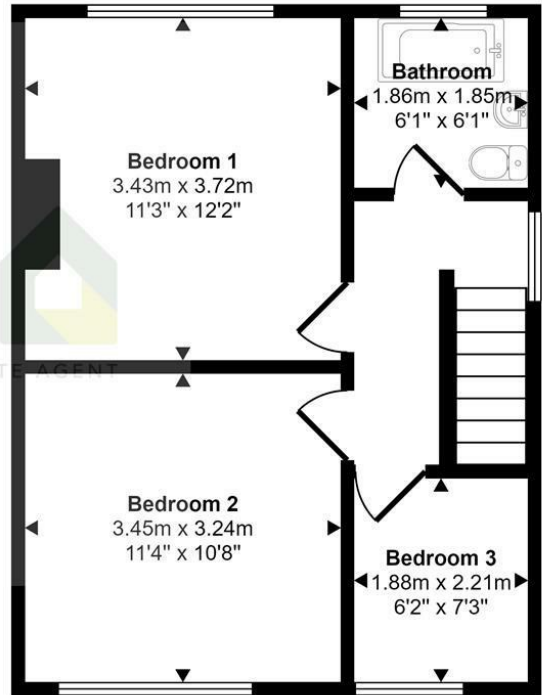
To the front aspect there is a lawn garden with planted borders. Driveway. Garage sized workshop. Access to the rear garden. Good sized rear garden with patio seating area. Well stocked garden with a variety of maturing trees and shrubs.



Approx Gross Internal Area
83 sq m / 891 sq ft

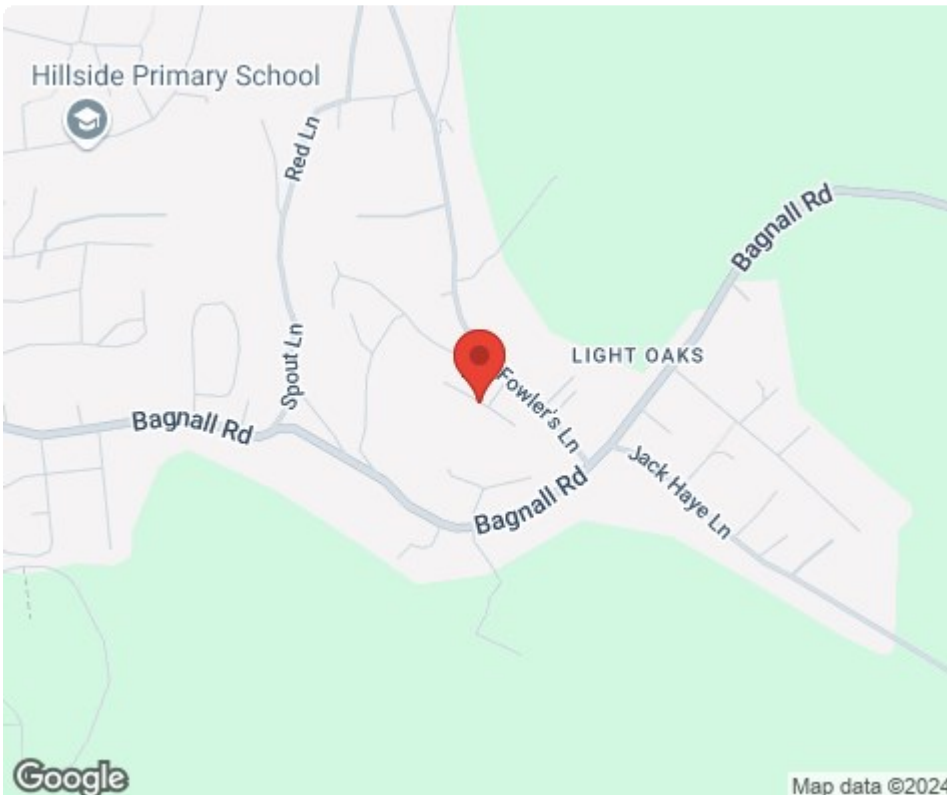


Ground Floor
Approx 44 sq m / 470 sq ft



First Floor
Approx 39 sq m / 421 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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