

**Nursery Lane Stockton Brook Stoke-On-Trent ST9 9PF**



**Offers In The Region Of £190,000**



Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A deceptively spacious house, an ideal investment for you -  
With two bedrooms, lounge, sitting room and KITCHEN too -  
There's a good sized garden at the rear, off road parking at the front -  
All in a sought after location, perfect if you're on a property hunt -  
All this is available with NO UPWARD CHAIN -  
We're ready to show you around come sun or rain!

Nestled in the highly regarded area of Stockton Brook, this much-loved semi-detached house offers a perfect blend of comfort and convenience. As you enter through the welcoming entrance hallway, you are greeted by a charming sitting room, ideal for relaxation or entertaining guests. The kitchen provides a functional space for culinary pursuits. This property boasts two spacious bedrooms, ensuring ample room for rest and privacy. The first-floor bathroom is conveniently located, catering to the needs of the household. With double glazing and central heating throughout, you can enjoy a warm and inviting atmosphere all year round.

The delightful rear garden is a true highlight, offering a serene outdoor space for gardening enthusiasts or simply unwinding in the fresh air. Additionally, the property features off-road parking and an attached garage, providing practical solutions for your vehicle storage needs. With no upward chain, this home is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and potential of this lovely residence. Don't miss the opportunity to secure a home in this sought-after location.

#### Entrance Hallway

Upvc door to the front aspect. Stairs off to the first floor.

#### Sitting Room

12'4" x 10'11" (3.77 x 3.34)

Double glazed bay window to the front aspect. Radiator.

#### Lounge

15'6" max x 10'1" into alcove (4.74 max x 3.09 into alcove)

Double glazed patio door with access into the rear garden. Inset gas fire. Radiator.



#### Kitchen

10'3" x 4'11" (3.13 x 1.50)

Double glazed window to the rear aspect. Wall mounted unit, worktop. Four ring gas hob and built-in oven. Stainless steel sink with single drainer, mixer tap. Part tiled splash backs. Useful storage recess. Side door with access into the garage.

#### First Floor

##### Landing

##### Bedroom One

10'10" x 10'7" to robe (3.31 x 3.25 to robe)

Double glazed window to the front aspect. Built-in wardrobes. Radiator. Recess with double glazed window.





## Bedroom Two

10'5" x 10'1" into alcove (3.18 x 3.09 into alcove)

Double glazed window. Radiator. Built-in wardrobe. Gas central heating boiler.



## Bathroom

6'10" x 4'11" (2.10 x 1.50)

Coloured suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Airing cupboard. Double glazed window.

## Externally

Block paved driveway and frontage providing off road parking. Access to the attached garage. Enclosed good sized rear garden with patio/seating area. Lawn garden

with vast variety of maturing shrubs and trees. Useful storage shed.



## Attached Garage

23'3" x 9'1" max (7.10 x 2.78 max)

Up and over door. Power and light. Plumbing for automatic washing machine. Upvc door to the rear aspect. Single glazed window.





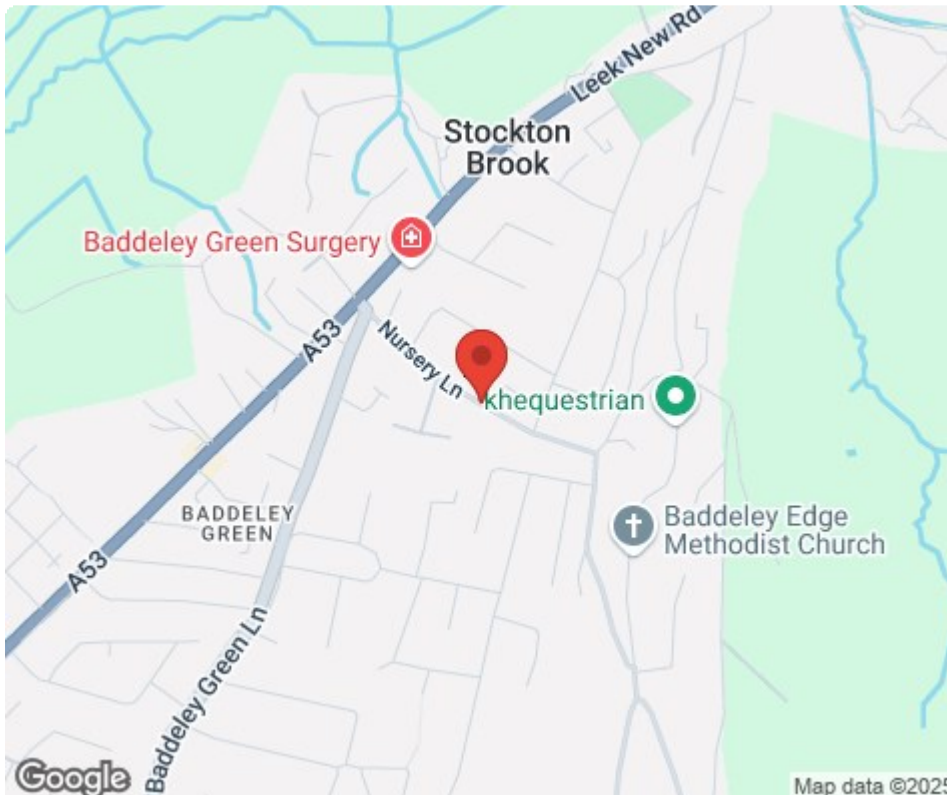
Approx Gross Internal Area  
88 sq m / 944 sq ft



Ground Floor  
Approx 56 sq m / 603 sq ft

First Floor  
Approx 32 sq m / 341 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	66	84
(81-91) B		
(69-80) C		
(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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