

Royden Avenue Northwood Stoke-On-Trent ST1 6AW



Offers In Excess Of £145,000

Royden Avenue, Northwood, Stoke-On-Trent, ST1 6AW

A STUNNING HOME in Royden Avenue -
With TWO double bedrooms, could be the one for you -
A HIGH SPECIFICATION starts as you enter the door -
a BEAUTIFUL HOME you will adore -
a WELL FITTED BREAKFAST KITCHEN for you to entertain -
and a LOVELY GARDEN easy to maintain -
OFF ROAD PARKING for your car -
Local shops and amenities not very far -
for one lucky buyer this home would be -
contact DEBRA TIMMIS ESTATE AGENTS & book to see

Nestled in the charming cul-de-sac of Royden Avenue, this beautifully presented house offers a delightful blend of comfort and style. Upon entering, you are welcomed by the entrance hallway that leads to a well-appointed lounge, perfect for relaxation and entertaining. The stylish fitted breakfast kitchen is a highlight, providing a modern space for culinary pursuits and casual dining.

This property boasts two generously sized bedrooms, ensuring ample space for rest and personalisation. The modern bathroom is designed with contemporary fixtures, adding to the overall appeal of the home. With double glazing and central heating throughout, you can enjoy a warm and inviting atmosphere all year round.

The exterior of the property features off-road parking, a valuable asset in this popular location. The good-sized, low-maintenance rear garden is ideal for outdoor enjoyment, whether it be for gardening enthusiasts or those simply wishing to unwind in a private space.

This home is situated in a sought-after area, making it an excellent choice for families or professionals alike. Viewing is highly recommended to fully appreciate the charm and potential of this lovely property. Don't miss the opportunity to make this your new home.

Entrance Hallway

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

Lounge

13'0" into box window x 10'7" (3.97 into box window x 3.25)

Double glazed box window to the front aspect. Feature inset. Radiator.

Breakfast Kitchen

13'8" x 12'7" (4.19 x 3.86)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Extractor hood. Stainless steel inset sink with single drainer and mixer tap. Breakfast bar. Useful storage cupboards. Wall mounted gas central heating boiler. Double glazed window and double glazed French doors with access into the rear garden. Radiator. Inset ceiling spot lights.



First Floor

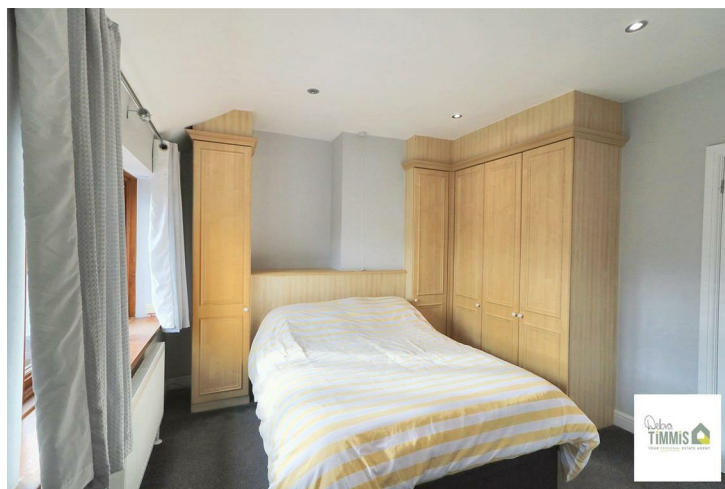
Landing

Loft access. Inset ceiling spot lights.

Bedroom One

13'9" narrowing to 10'8" x 10'11" (4.21 narrowing to 3.26 x 3.34)

Two double glazed windows to the front aspect. Radiator. Fitted wardrobes.



Bedroom Two

12'9" x 11'0" (3.90 x 3.36)

Double glazed window. Radiator.



Bathroom

6'0" x 6'0" (1.85 x 1.84)

White suite comprises, bath with mains shower unit over, combination vanity wash hand basin and WC. Part tiled walls. Double glazed window. Radiator. Inset ceiling spot lights.



Externally

Low maintenance frontage providing off road parking. Shared entry with access to the rear garden. Enclosed low maintenance rear garden with patio/seating area. Useful storage shed. Hard standing and folding gates.



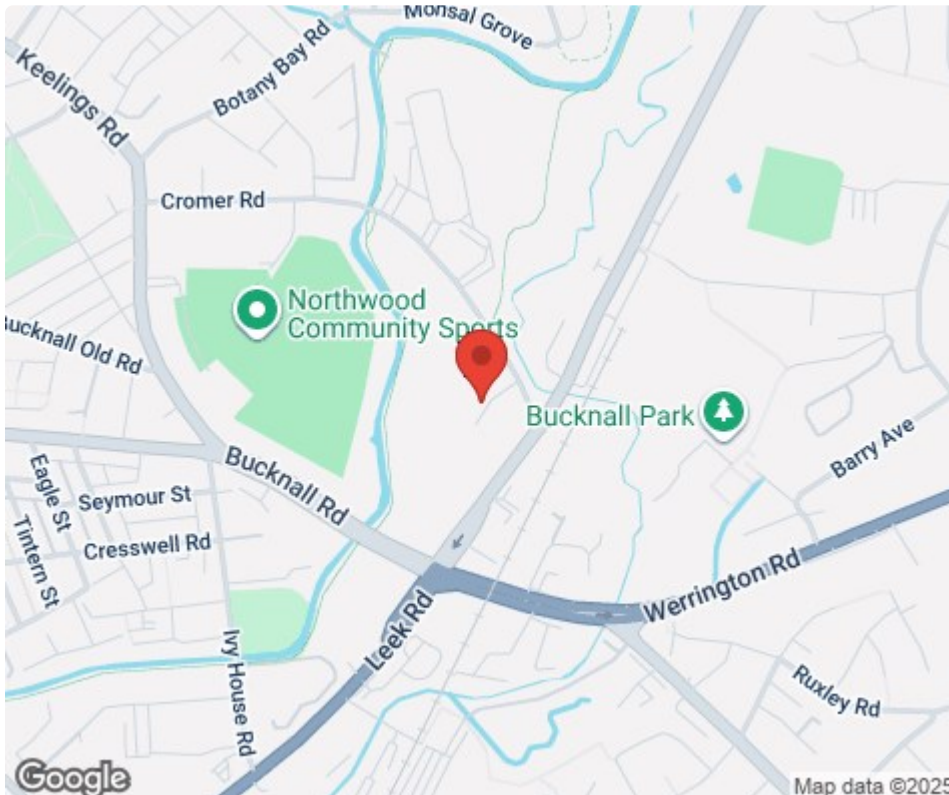
Approx Gross Internal Area
63 sq m / 679 sq ft



Ground Floor
Approx 31 sq m / 329 sq ft

First Floor
Approx 33 sq m / 350 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: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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