

**£199,950**

**Collis Avenue, Basford, ST4**



- THREE BEDROOMS
- THREE RECEPTIONS ROOMS
- BEAUTIFULLY MAINTAINED REAR GARDEN
- DRIVEWAY
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS WET ROOM
- POPULAR LOCATION
- EXCELLENT TRANSPORT LINKS
- VIEWING RECOMMENDED

A lovely and well-presented three bedroom semi-detached house located in Basford. Situated on Collis Avenue, this lovely home boasts three good size bedrooms, three reception rooms, two bathrooms, kitchen and a beautifully presented rear garden. This property enjoys easy access to local amenities including shops, parks and transport links to Royal Stoke University Hospital. Viewings are strongly recommended to appreciate what this property has to offer!

# Collis Avenue, Basford, ST4

## HALLWAY

UPVC double glazed entrance door to stairs up to first floor. Tiled flooring.

## LOUNGE

13'11" x 10'11" (4.24m x 3.33m)

Bay fronted lounge with an opti-myst electric fire. UPVC double glazed window with central heating radiator. Fitted carpet flooring.

## DINING ROOM

14'5" x 9'4" x 6'11" *narr into* (4.39m x 2.84m x 1.86m)

Second reception room is used as a spacious dining area with the kitchen leading off. Central heating radiator. Under stair storage. Fitted carpets throughout.

## KITCHEN

8'10" x 6'11" (2.69m x 2.11m)

Modern fitted kitchen with wooden worktops. Ceramic white kitchen sink and mixer tap. UPVC window and access to the rear garden through UPVC door with tiled flooring.

## THIRD RECEPTION

13'2" x 6'4" (4.01m x 1.93m)

This large third reception room can be used for different uses, it is currently being used as a utility area. Wet room is situated at the bottom of the room. Fitted laminate flooring. Central heating radiator. UPVC window. Combi boiler housed in cupboard.

## WET ROOM

6'3" x 5'4" (1.91m x 1.63m)

Sliding wooden door enters you into the downstairs wet room, with tiled floors and walls and a skylight. Toilet, wash hand basin and shower.

## LANDING

Fitted carpets. Access to the three bedrooms and family bathroom.

## MASTER BEDROOM

11'9" x 11'2" *max* (3.58m x 3.40m)

Bay fronted UPVC window, storage area used as wardrobe space. Fitted carpet. Central heating radiator.

## BEDROOM TWO

13'2" x 6'4" (4.01m x 1.93m)

Large room currently used as a playroom. UPVC window. Fitted carpets. Central heating radiator.

## BEDROOM THREE

9'7" x 7'7" (2.92m x 2.31m)

Fitted carpets. UPVC window. Central heating radiator.

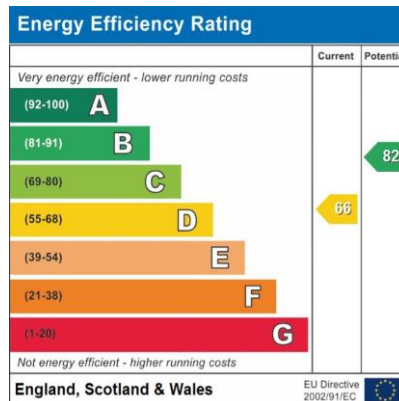
## BATHROOM

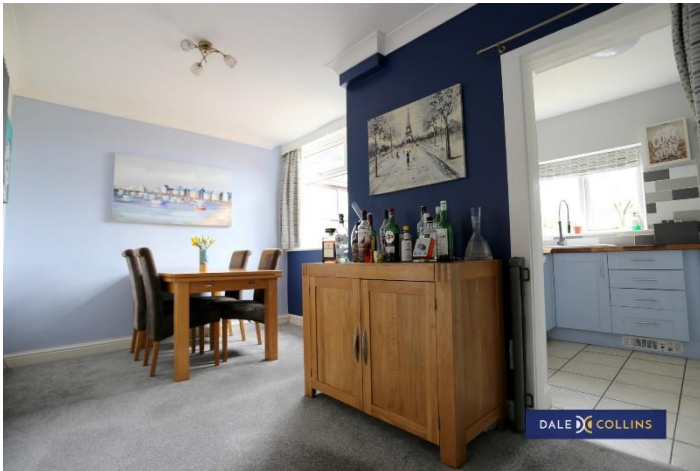
6'4" x 6'3" (1.93m x 1.91m)

Panelled bath, low level W/C, wash hand basin, tiled flooring, UPVC window, central heating radiator.

## EXTERNALLY

Block paved driveway allows off-road parking with a planted gravelled area to the side. Beautifully maintained rear garden with a raised slabbed patio area and steps down to the lawn. Lovely surroundings of plants and greenery with fences behind. Perfect for relaxing and entertaining in the summer months!







DALE COLLINS



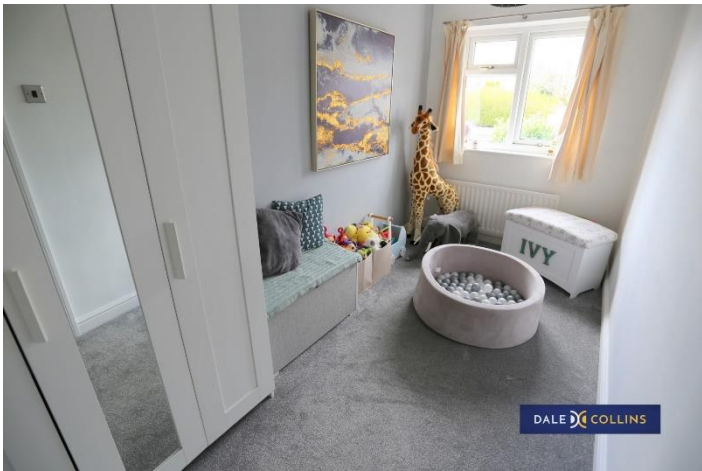
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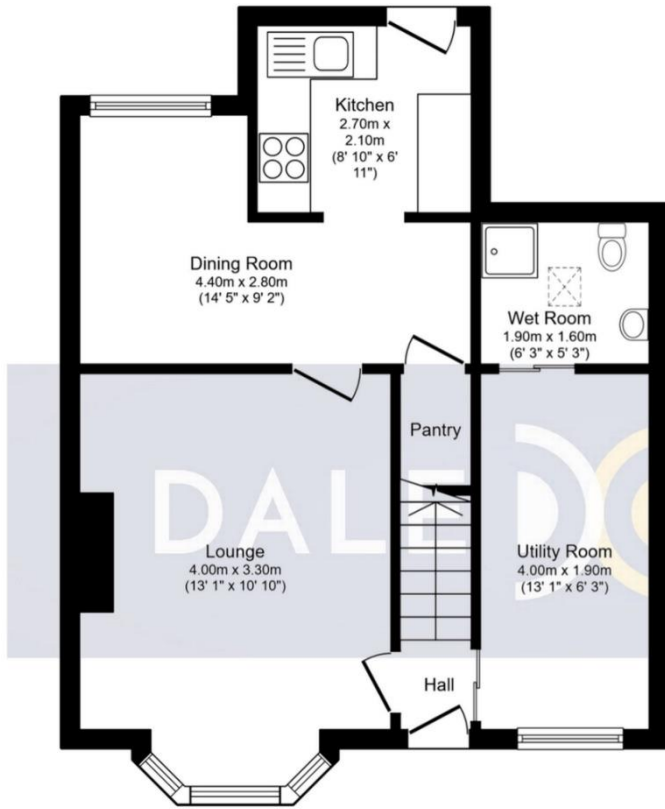
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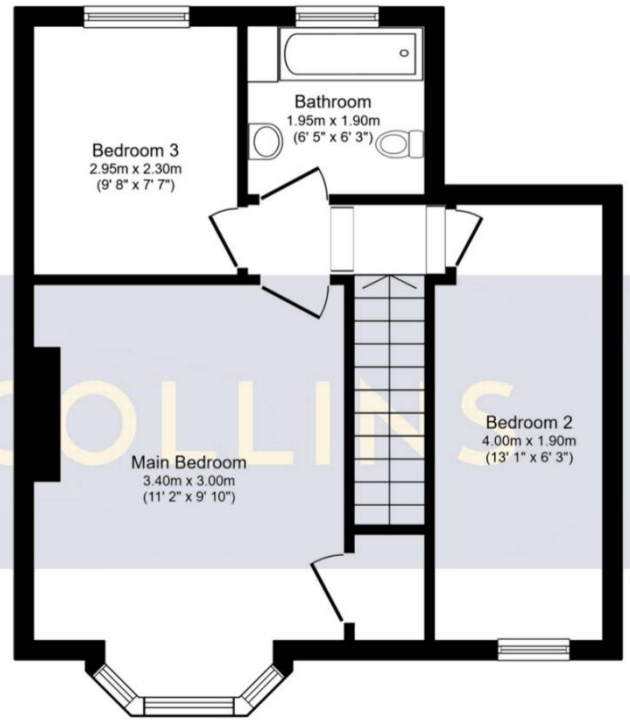






### Ground Floor

Floor area 45.2 m<sup>2</sup> (487 sq.ft.)



### First Floor

Floor area 41.2 m<sup>2</sup> (444 sq.ft.)

**TOTAL: 86.4 m<sup>2</sup> (930 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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