

FOR SALE



Henry Dunn Avenue, Cobridge, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Semi-Detached House

Offers In Excess Of £230,000



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- **Open-plan kitchen diner**
- **Three bedrooms**
- **Principal bedroom with en-suite**
- **Ideal for families or first-time buyers**
- **Easy access to Hanley centre**

OVERVIEW This three-bedroom semi-detached house is for sale in Cobridge, facing the open fields of Central Forest Park, offering an open outlook and immediate access to green space, walking routes and a play park. Perfect for dog walking and outdoor recreation, with paths around the lake and open lawns.

The property includes a separate reception room and an open-plan kitchen with dining space and boasts natural light from dual-aspect windows. There are three bedrooms: two doubles, one of which benefits from an en-suite, and a single bedroom, together with a further bathroom, providing flexible accommodation for families or first-time buyers.

To the rear, there is an impressive garden offering substantial outdoor space and potential for extension, subject to the relevant permissions. The house also benefits from two allocated parking spaces.

Hanley city centre is within easy reach, providing a range of shops, supermarkets, cafés and leisure facilities, including The Potteries Centre. Nearby schools and local amenities support day-to-day family living.

Public transport links are accessible, with regular bus services from the surrounding area into Hanley and other parts of Stoke-on-Trent. Stoke-on-Trent railway station, a short drive away, offers services to destinations including Birmingham and Manchester, with journey times typically around 45–60 minutes, and direct services to London in around 90 minutes. Road connections via the A50 and A500 link to the M6 for wider regional travel.

ENTRANCE HALL 12' 11" x 6' 3" (3.95m x 1.92m)
Entered via a composite front door with glazed panel, stairs to the first floor, two storage cupboards.





LOUNGE 16' 2" x 10' 2" (4.94m x 3.11m) Having dual aspect double glazed windows to the front and side elevations, wood effect laminate flooring, radiator.

WC 6' 3" x 2' 11" (1.93m x 0.91m) Comprising; low level WC and pedestal hand wash basin, radiator.

KITCHEN/DINER 16' 2" x 10' 4" (4.94m x 3.15m) Spacious kitchen/diner having dual aspect double glazed windows to the rear and side elevations and UPVC French doors with glazed side panels. The kitchen is fitted with modern high gloss wall and base units with complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, radiator.

LANDING 12' 7" x 5' 7" (3.84m x 1.72m) Attic access.

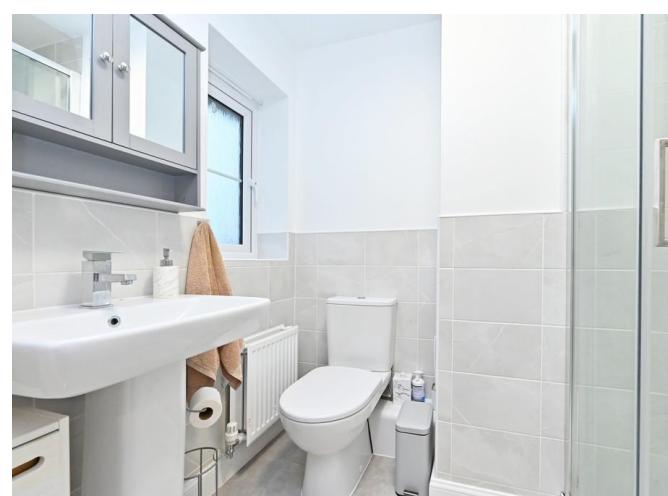
BEDROOM 12' 9" x 10' 1" (3.90m x 3.08m) Dual aspect double glazed windows, radiator.

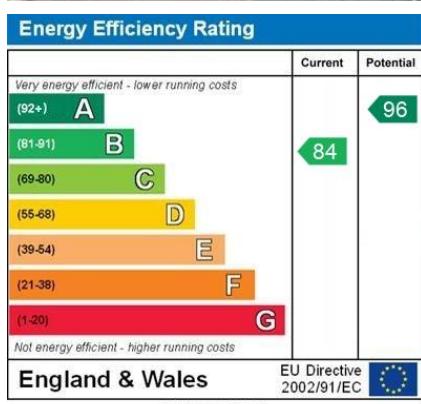
ENSUITE 6' 10" x 4' 8" (2.09m x 1.43m) Comprising; low level WC, pedestal hand wash basin and shower unit, part tiled walls, double glazed window to the front elevation, radiator.

BEDROOM 12' 3" x 8' 7" (3.75m x 2.64m) Dual aspect double glazed windows to the front and side elevations, built in storage cupboard, radiator.

BEDROOM 7' 3" x 6' 10" (2.22m x 2.09m) Double glazed window to the side elevation, radiator.

EXTERNAL The property site in an enviable position enjoying uninterrupted views over Central Forest Park. An area perfect for dog owners, enjoying outdoor activities, with a play park a short distance away. The property benefits from two allocated parking spaces. The rear garden is of generous proportions and is mainly laid to lawn with decked seating area and paved pation









Ground Floor



First Floor

All measurements are approximate and for display purposes only

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