



Guide Price £170,000-£180,000

Novahomes are delighted to bring this well presented home situated within the popular area of Stoke to the market. The accommodation briefly comprises on the ground floor, entrance hallway, bay fronted lounge, separate dining room, modern kitchen and bathroom, whilst upstairs there are two well proportioned double bedrooms with added storage. Further benefits include gas central heating, double glazing and a level enclosed courtyard garden to the rear. An internal viewing is highly recommended to avoid disappointment.

novahomes

Established 2008

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Glenmore Avenue, Stoke, PL2 1HY

Ground Floor

Entrance Hall

Radiator, stairs rising to the first-floor landing, uPVC double glazed door to the front, door to:

Lounge

3.56m (11` 8") into bay x 2.98m (9` 9")

UPVC double glazed bay window to the front, double radiator.

Dining Room

3.96m (13') x 3.29m (10` 10")

Radiator, under stairs storage cupboard, glazed sliding door to:

Kitchen

3.76m (12` 4") x 2.08m (6` 10")

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, uPVC obscure double glazed window to the side, uPVC double glazed window to the rear, uPVC double glazed door opening to the rear courtyard garden, Door to:

Bathroom

Fitted with three-piece suite comprising panelled bath with hand shower attachment off, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, uPVC obscure double glazed window to the rear, built in cupboard housing the wall mounted combination boiler, heated towel rail.

First Floor

Bedroom 1

3.96m (13') x 3.19m (10` 6")

UPVC double glazed window to the rear, double radiator, built in storage cupboard.

Bedroom 2

3.96m (13') x 3.26m (10` 8")

UPVC double glazed window to the front, double radiator, built in storage cupboard.

Outside

Rear

At the rear of the property there lies a level fully enclosed courtyard garden which has a paved and stone chipped area with a courtesy gate providing access to a rear service lane.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.





Ground Floor



First Floor



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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