



## 6 Lavender Avenue, Blythe Bridge, Stoke-On-Trent, ST11 9RN

Offers In The Region Of £350,000

- Spacious detached four-bedroom family home
- Stylish kitchen featuring high gloss units and a peninsula breakfast bar
- South East facing well-maintained gardens to both the front and rear
- An ideal home for families seeking comfort, space, and convenience
- Situated in a sought-after residential area
- Large, inviting sitting room perfect for relaxation and entertaining
- Private driveway providing ample off-road parking
- Generous open-plan kitchen diner ideal for modern living
- Beautifully presented throughout with contemporary décor
- Garage offering additional storage or parking space

# 6 Lavender Avenue, Stoke-On-Trent ST11 9RN

Whittaker & Biggs are pleased to offer to the market this well presented property on Lavender Avenue, Blythe Bridge. Presenting a delightful opportunity to acquire a detached family home that perfectly balances comfort and modern living. This inviting property boasts four spacious bedrooms, making it an ideal choice for families seeking ample space to grow and thrive.

As you enter, you are welcomed by a generous open-plan kitchen diner, designed to cater to the needs of contemporary lifestyles. The stylish kitchen features high gloss units and a convenient peninsula breakfast bar, creating a perfect setting for both casual dining and entertaining guests. The layout encourages a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at home.



Council Tax Band: D



## Ground Floor

### Hall

14'4" x 5'10"

Composite double glazed door with side light windows to the side aspect, stairs to the first floor, radiator, WC off.

### Sitting Room

20'2" x 11'11"

UPVC double glazed window to the frontage, two radiators.

### Kitchen Diner

20'2" x 10'8"

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, high gloss units to the base and eye level, peninsula breakfast bar, Lamona four ring gas hob, Lamona electric fan assisted oven and separate grill, stainless steel sink and a half with drainer, black mixer tap, integral fridge freezer, integral Hoover washing machine, two radiators, inset ceiling spotlights.

### WC

5'3" x 3'11"

UPVC double glazed window to the side aspect, concealed cistern low level WC.

## First Floor

## Landing

8'11" x 2'8"

Loft hatch, inset ceiling spotlights, airing cupboard housing the Baxi combi boiler.

## Bathroom

8'2" x 5'4" max measurement

UPVC double glazed window to the side aspect, panel bath, chrome taps, shower over, chrome fittings, glass shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, inset ceiling spotlights, extractor fan.

## Bedroom One

13'10" x 11'7"

UPVC triple glazed window to the rear, radiator.

## Bedroom Two

12'2" x 11'7"

UPVC double glazed window to the frontage, radiator.

## Bedroom Three

10'10" x 8'5"

UPVC triple glazed window to the rear, radiator.

## Bedroom Four

9'3" x 8'4"

UPVC double glazed window to the frontage, radiator.

## Externally

To the frontage, tarmacadam and block paved driveway, area laid to lawn, garage.

To the rear, paved patio, metal pergola, fence boundary, area laid to lawn, well stocked borders, timber shed, pedestrian access to thegarage.

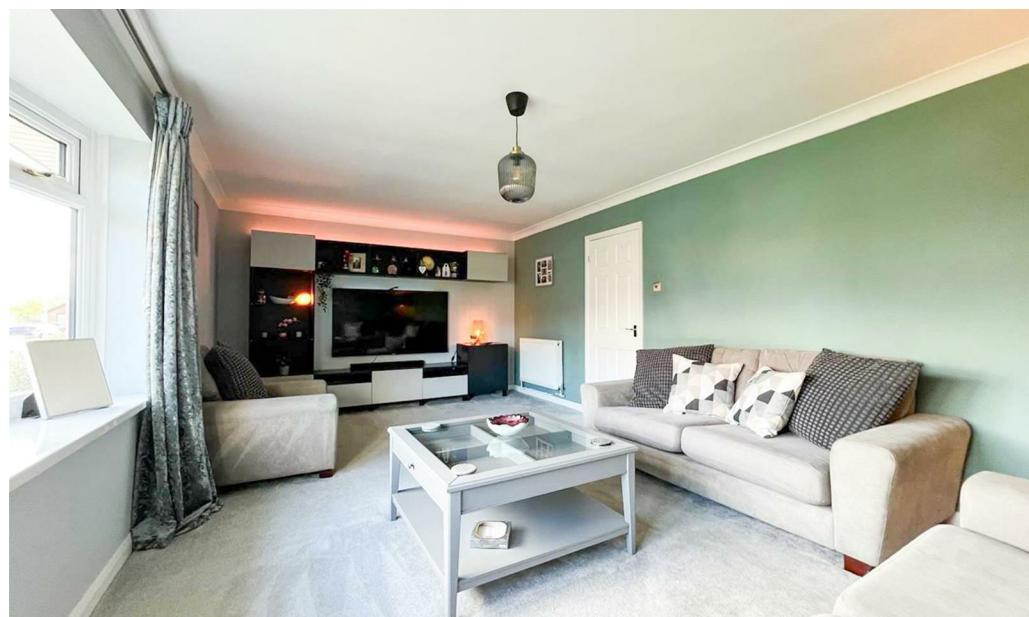
## Garage

16'11" x 7'7"

Electric door, window to the rear, pedestrian door to the side aspect, power and light.

## AML REGULATIONS

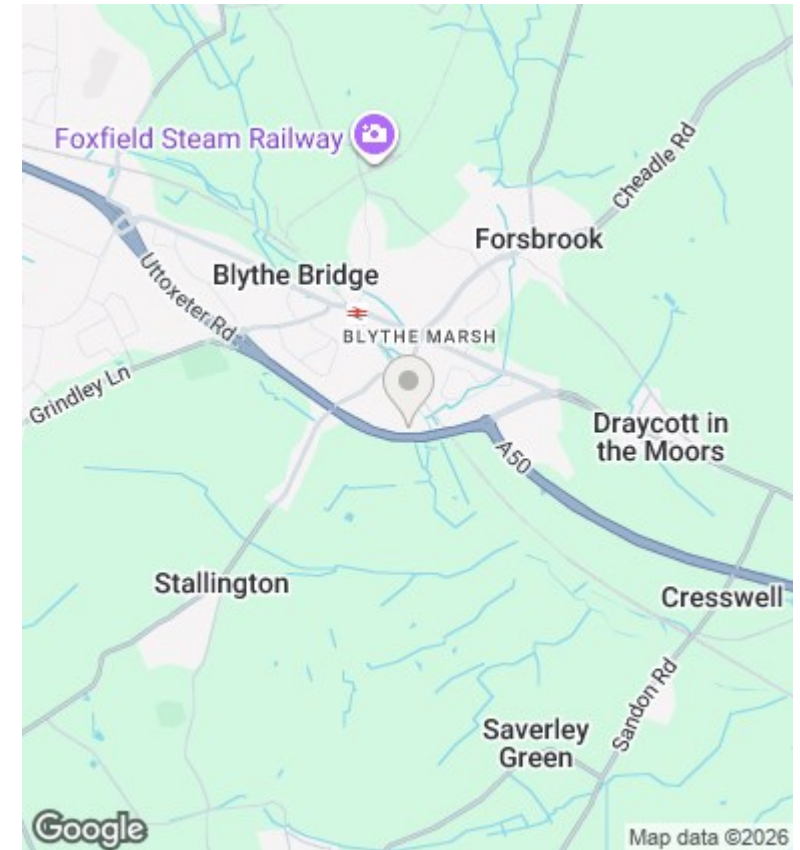
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	