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the best move you'll make

Letting and Management Specialists



12 Greenside Avenue, Stockton Brook, Stoke-On-Trent, ST9 9PQ

£210,000

- Stockton Brook Location
- General Updating Required
- Lounge And Dining Room
- UPVC DG & Gas CH
- Competitively Priced
- Three Bedrooms
- FF Bathroom With Shower & Bath
- Off Road Parking

Greenside Avenue at Stockton Brook is a desirable place to live and this traditional semi-detached house is competitively priced, is ready to move into but offers significant opportunities for general updating. In particular we imagine that buyers will wish to refit the kitchen and downstairs cloakroom/WC as well as the upstairs bathroom which already has a walk-in shower as well as a bath.

All three bedrooms are of a really sensible and practical size as is the kitchen and the lounge and dining room which are at present separated by an open archway.

There is a driveway to the front and side of the house, imaginatively laid out gardens, UPVC double glazing throughout and gas central heating.

Contact us without delay and we will be delighted to arrange an appointment to show you around.






## GROUND FLOOR

### PORCH
UPVC double glazed windows and composite double glazed front door. Tiled floor. Hardwood door leading into the...

### ENTRANCE HALL
Fitted carpet. Radiator.

### CLOAKS/WC
Tiled floor and walls. Fitted mirror. Coloured suite consisting of low level wc and wash basin. UPVC double glazed window. Radiator.

### DINING ROOM
11'11 x 11'9 (3.63m x 3.58m)
Fitted carpet. Radiator. UPVC double glazed window. Inset coal effect electric fire. Open archway leading into the...

### LOUNGE
13'6 x 12'4 into bay (4.11m x 3.76m into bay)
Fitted carpet. Radiator. UPVC double glazed bay window. Feature fireplace with living flame effect gas fire.

### KITCHEN
13'7 x 8'11 (4.14m x 2.72m)
Tiled floor and part tiled walls. Range of wall cupboards, base units and worktops. Cooker hood. UPVC double glazed windows to the side and rear and UPVC double glazed rear door, all with fitted blinds. Halstead gas central heating boiler. Radiator. Plumbing for washing machine.

## FIRST FLOOR

### LANDING
Fitted stair and landing carpet. UPVC double glazed window. Airing cupboard with lagged hot water cylinder. Access to the part boarded loft via a loft ladder.

### BEDROOM ONE
12'11 x 8'11 to face of wardrobes (3.94m x 2.72m to face of wardrobes)
Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes together with an integrated mirror backed dressing table with lighting.

### BEDROOM TWO
12'0 x 9'8 to face of wardrobes (3.66m x 2.95m to face of wardrobes)
Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes, chest of drawers and bedside cupboards.

### BEDROOM THREE
9'0 x 6'11 max (2.74m x 2.11m max)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes, storage cupboards, dressing table and bed base with cupboards below.

### BATHROOM/WC
8'2 x 5'5 (2.49m x 1.65m)
Fitted carpet. Tiled walls. UPVC double glazed window with fitted blinds. Coloured suite comprising panelled bath, walk in shower, low level wc and pedestal wash basin. Radiator. Fitted mirror. Shaver socket.

### OUTSIDE
There is an enclosed rear garden featuring two paved patio areas, ornamental walls, lawn, loggia and two fruit trees.

Double gates lead into the paved driveway with lighting and there is an attractive well stocked front garden behind a brick wall.

The driveway leads to the...

### DETACHED GARAGE
Up and over door. Light and power. Storage shed area to the rear.










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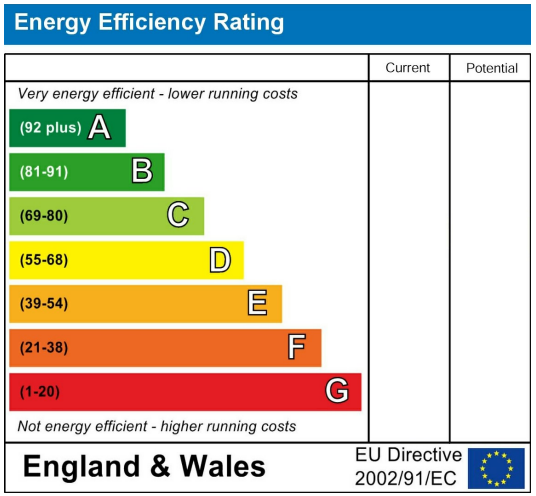

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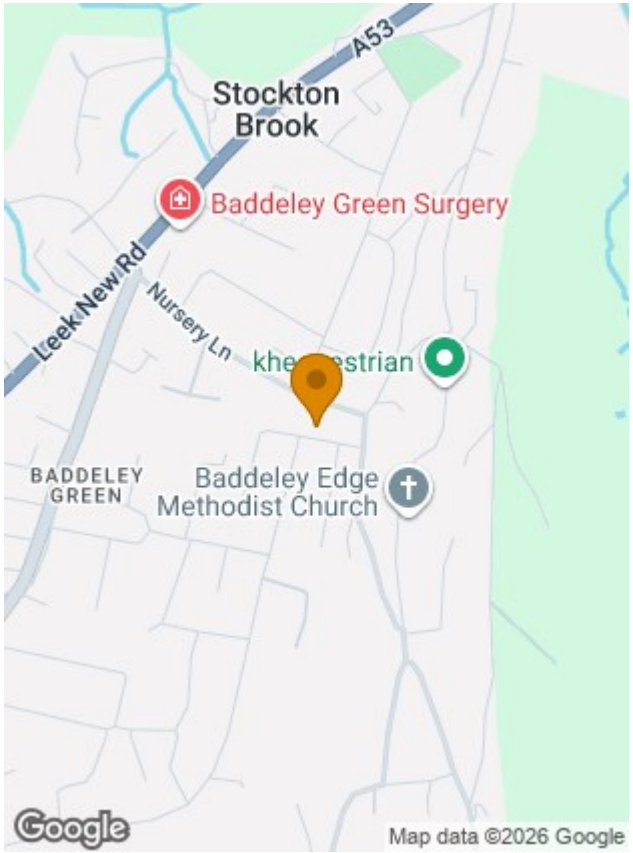

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


A53
Stockton Brook
Baddeley Green Surgery
Leek New Rd
Nursery Ln
BADDELEY GREEN
Baddeley Edge Methodist Church
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C







**PLEASE NOTE**

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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