

**Tinsley  
Garner**  
independent property expertise



10, Lancaster Avenue, Fulford, Stoke-On-Trent, ST11 9LP



**£375,000**

A lovely detached family home located in a quiet cul-de-sac position within Fulford village. Offering immaculately presented accommodation comprising: reception hallway, living room, dining room, snug, guest cloakroom, fitted kitchen, three bedrooms and a family bathroom. Approached via a private driveway providing off road parking before an integral garage, also benefitting from a delightful south west facing rear garden, gas central heating, uPVC double glazed windows and doors. Fulford is a lively farming village with regular community events throughout the year, it offers several country walks, a local pub, primary school, church, and is situated just a few miles from Stone, The Potteries, and commuter routes.

Early viewing recommended - NO UPWARD CHAIN



01785 811 800

<https://www.tgprop.co.uk>



### Reception Hall

A uPVC part obscure double glazed front door opens to the hallway. With ceiling coving, wall light, large under stairs storage cupboard, radiator, carpet, central heating thermostat, doorways to the guest cloakroom, living room, snug and access to the first floor stairs.

### Guest Cloakroom

Fitted with a white suite comprising: inset low level push button WC and vanity wash hand basin with storage unit and chrome mixer tap. Towel radiator, uPVC obscure double glazed window to the front aspect and tiled floor.

### Living Room

A spacious reception room offering an Adams style fire surround with tiled back, hearth and inset living flame gas fire, ceiling coving, uPVC double glazed window to the front elevation, radiator, carpet and TV connection.

### Dining Room

Open plan to the living room with uPVC double glazed sliding door opening to the rear patio and garden, ceiling coving, radiator, carpet and doorway to the snug.

### Snug

Offering ceiling coving, uPVC double glazed sliding door opening to the rear patio and garden, radiator, carpet and archway to the kitchen.

### Kitchen

Fitted with a range of solid wood door fronted wall, floor and display units, under wall unit lighting, contrasting work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome taps. Radiator, tiled floor, uPVC double glazed window to the rear of the property, hardwood external stable door to the side aspect, alarm pad and door to the integral garage.

With space for a free standing electric cooker, fitted extractor fan with light above, plumbing for a dishwasher and space for an under work surface fridge.

### First Floor

#### Stairs & Landing

With uPVC obscure double glazed window to the side aspect, storage cupboard, airing cupboard housing the hot water storage system, loft access and carpet throughout.

#### Bedroom One

Offering two uPVC double glazed windows overlooking the rear garden, ceiling coving, two radiators and carpet.

#### Bedroom Two

With ceiling coving uPVC double glazed windows to the front of the property, radiator, carpet and access to the washroom.

### Washroom

Offering a vanity wash hand basin with storage unit and chrome taps. Recessed ceiling light, and carpet.

### Bedroom Three

With built-in wardrobe, uPVC double glazed window to the front aspect, ceiling coving, radiator and carpet.

### Family Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome mixer tap, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, fully tiled shower enclosure with Mira Sport electric shower system. Recessed ceiling lights, part tiled walls, towel radiator, uPVC obscure double glazed window to the rear elevation, extractor fan and tiled floor.

### Outside

The property is approached via a tarmac driveway providing off road parking before an integral garage.

The garage has a steel up & over door, lighting, power, hardwood side access door, plumbing for a washing machine, wall mounted Glow Worm Ultimate gas central heating boiler and space for additional appliances.

### Front

With open porch before the front door, lawn, flowerbed and side access to the rear garden via a wooden gate and pathway.

### Rear

The delightful enclosed south west facing rear garden offers a paved pathway and patio areas, lawn, mature trees, timber fence panelling, stocked flowerbeds and borders.

### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

No upward chain.

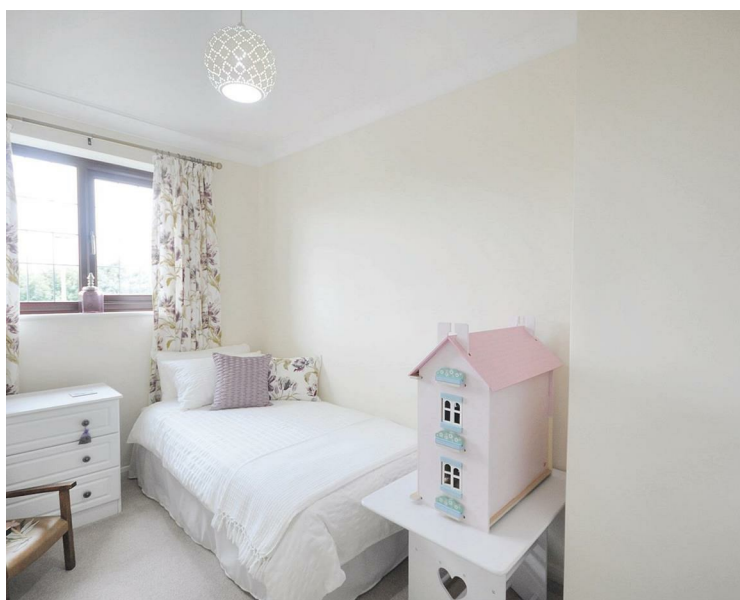
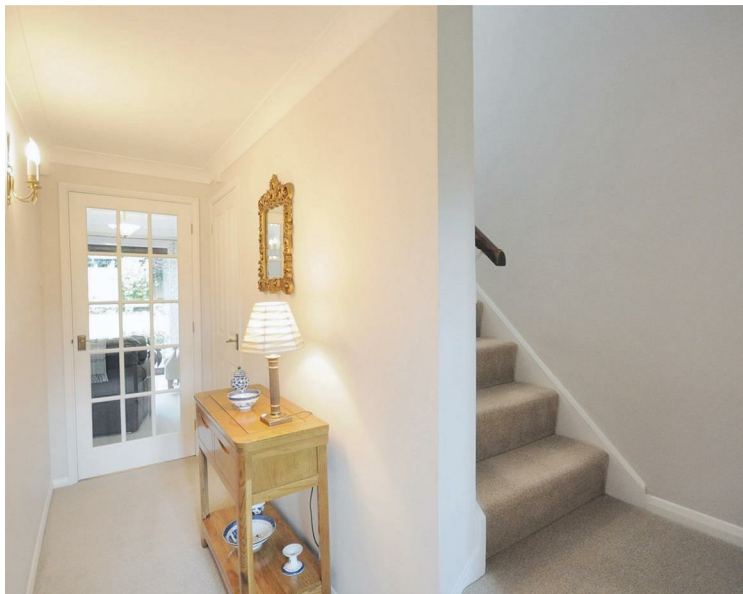
### Services

Mains gas, water, electricity, and drainage.

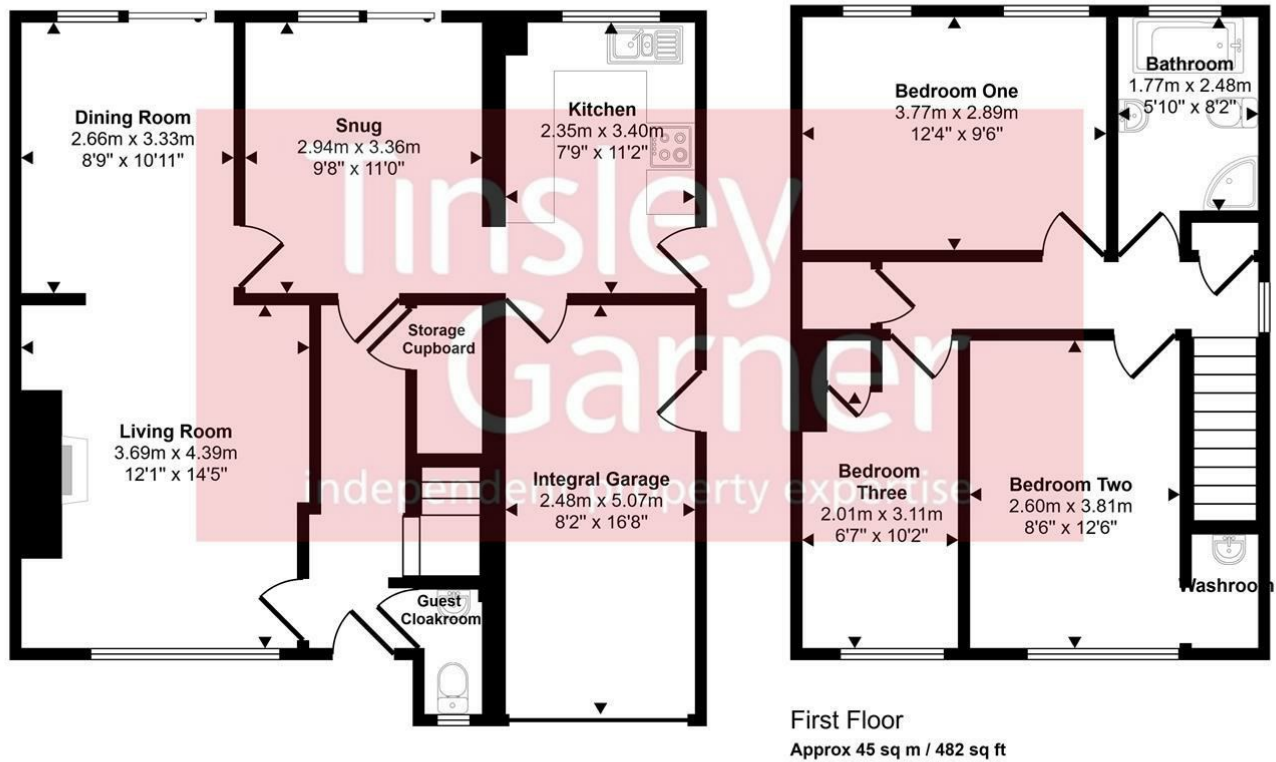
Gas central heating

### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
114 sq m / 1226 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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                             |  | 71      | 81        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  | 69      | 69        |
| EU Directive 2002/91/EC                                         |  |         |           |