



FOLLOW  **LLS**

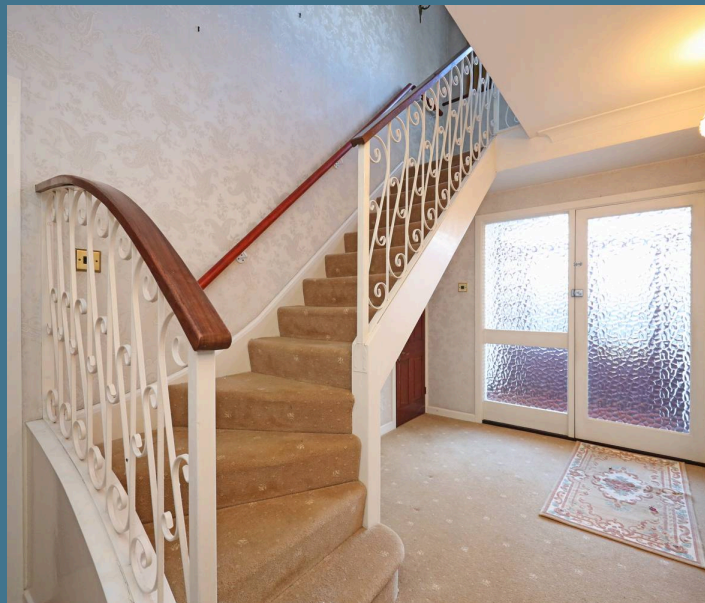
30 Churchill Avenue, Stoke-On-Trent - ST4 8PF

Offers Over £400,000

- Spacious, Detached Family House
- Excellent Corner Plot Position
- Highly Regarded Residential Location
- Four Double Bedrooms & Two Reception Rooms
- Off Road Parking and Single Garage
- Great Potential for Modernisation
- No Upward Chain

Offered for sale with no upward chain, this particularly spacious, detached family residence holds and excellent and enviable corner plot position in a highly regarded residential location with Trentham. Providing four double bedrooms, one of which has en-suite facilities, along with two large reception rooms and a good sized kitchen with ample space for table and chairs, this property is ideally suited to family living.

Churchill Avenue is most conveniently located within walking distance of a great selection of local amenities including Trentham Academy and Ash Green Primary Academy, the ever popular Trentham Gardens and Retail Village, a variety of local shops as well as Trentham Golf Club and Trentham Park Golf Club. The nearby A34 provides road connections to the North and South with Newcastle under Lyme and The Potteries all within 15 minutes drive. Stoke Train Station provides rail links for those looking to get further afield whilst lovers of The Great Outdoors are well catered for with the nearby Hanchurch Woods and Swynnerton Old Park.





The house is approached over a brick paved driveway providing ample off road parking and access to a single integral garage. The plot widens to the rear offering a good sized rear garden comprising shaped lawn with paved seating areas and mature shrub borders. The house is entered via a porch leading through to the central reception hall. The lounge is of an excellent size with double doors leading out to the rear garden. From the lounge doors lead into the dining room, again with access to the rear garden and on into the breakfast kitchen which provides ample space for table and chairs. An inner hall with utility room and WC completes the ground floor accommodation.

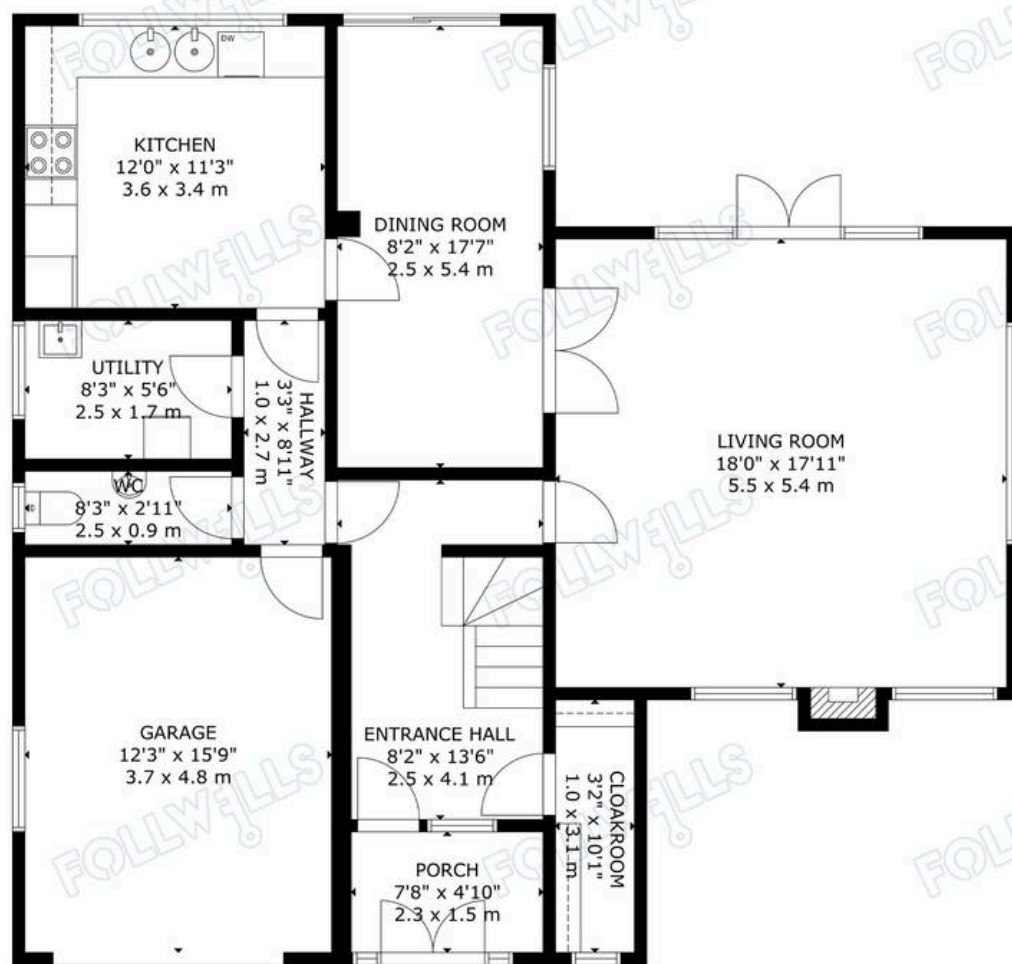
To the first floor are four double bedrooms, one with an en-suite bathroom with the remaining bedrooms being served by the family bathroom which is of an excellent size having bath and separate shower with vanity wash basin set in quartz tops. Although the house is ready for some selective modernisation, it presents a wonderful opportunity to create a really fabulous family home and a detailed inspection is strongly recommended.

Council Tax band: E

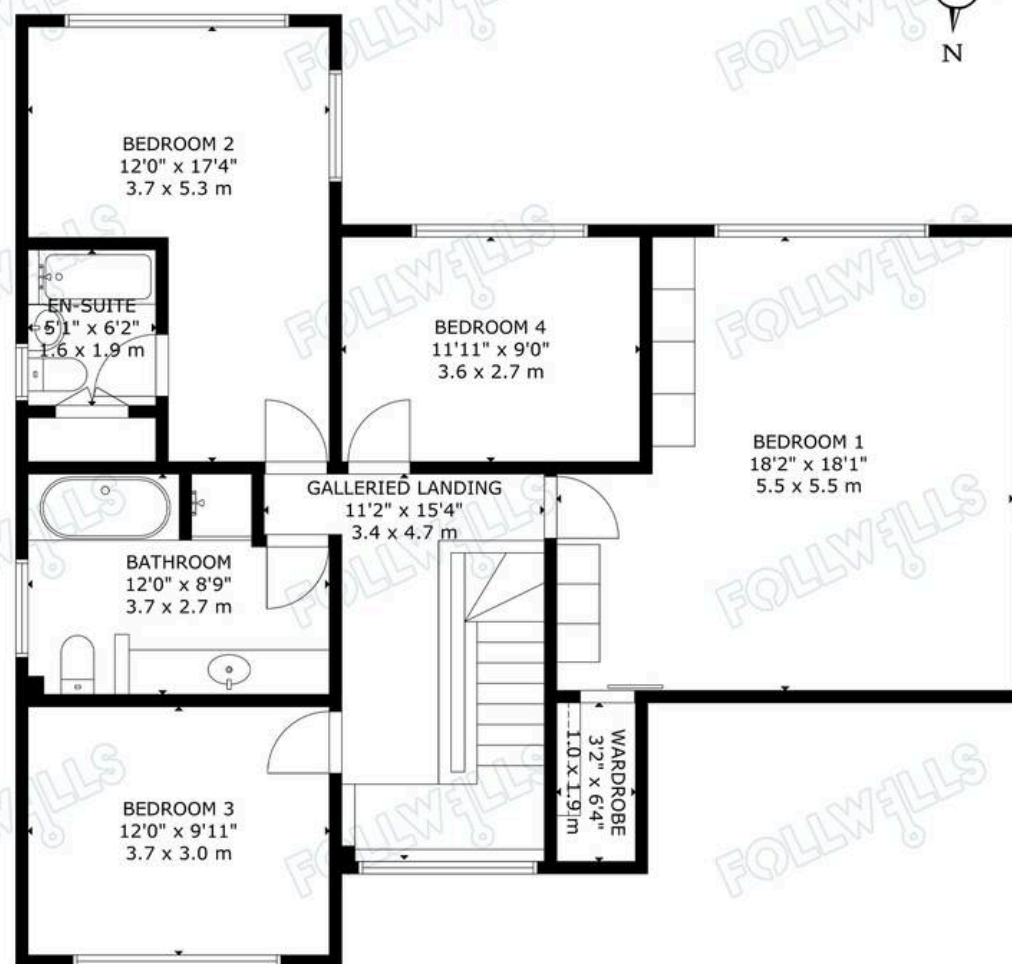
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 177 m²/1,902 sq ft
GROUND FLOOR: 82 m²/881 sq ft, FIRST FLOOR: 95 m²/1,021 sq ft
EXCLUDED AREAS: GARAGE: 18 m²/193 sq ft, PORCH: 3 m²/37 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY