



47 Nursery Avenue, Stockton Brook, Stoke-On-Trent, ST9 9NY

Offers In The Region Of £190,000

- Selling with NO CHAIN!
- East facing rear garden
- Double glazed throughout
- Semi detached bungalow
- Private driveway and carport
- Council tax band C
- Bedroom and garden room (second bedroom) to the rear
- Sought after location

47 Nursery Avenue, Stoke-On-Trent ST9 9NY

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this delightful semi-detached one-bedroom bungalow on Nursery Avenue. The property is being sold with no chain, making it an ideal choice for those looking to move in swiftly.

Upon entering, you will find two inviting reception rooms, including a cosy sitting room that provides a warm and welcoming atmosphere. The additional garden room is a lovely space, perfect for enjoying the natural light and views of the garden. This versatile area can be used for relaxation or as a study, depending on your needs.

The bungalow features a well-appointed shower room, ensuring that all your essential needs are met. The east-facing rear garden is a standout feature, providing an outdoor space that is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air.



Council Tax Band: C



Kitchen

14'1" x 6'6"

UPVC double glazed door to the side aspect, UPVC double glazed window to the frontage, units to the base and eye level, New World gas hob, Belling electric fan assisted oven and separate grill, extractor hood, composite sink and drainer, chrome mixer, tap space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge freezer, breakfast bar, radiator, cupboard housing the Baxi boiler.

Hall

8'7" x 2'5"

Loft hatch, radiator.

Sitting Room

15'9" x 11'1"

UPVC double glazed window to the frontage, gas fire, marble hearth and surround, wood mantel, radiator.

Bedroom

11'5" x 9'3"

UPVC double glazed window to the rear, fitted wardrobes, fitted drawers, radiator.

Shower Room

5'5" x 5'5"

UPVC double glazed window to the side aspect, shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, radiator, partly tiled, tiled floor.

Garden Room

8'5" x 6'10"

UPVC double glazed door to the rear, two UPVC double glazed windows to the rear, radiator, fitted wardrobes.

Loft

Boarded, pull-down-ladder, light, hot water tank.

Externally

To the rear, block paved patio, area laid to lawn, tiered garden, well stocked borders, fence boundary, artificial lawn area, greenhouse, timber shed.

To the frontage block paved driveway, area laid to artificial lawn, dwarf wall boundary, carport to the side aspect.

AML REGULATIONS

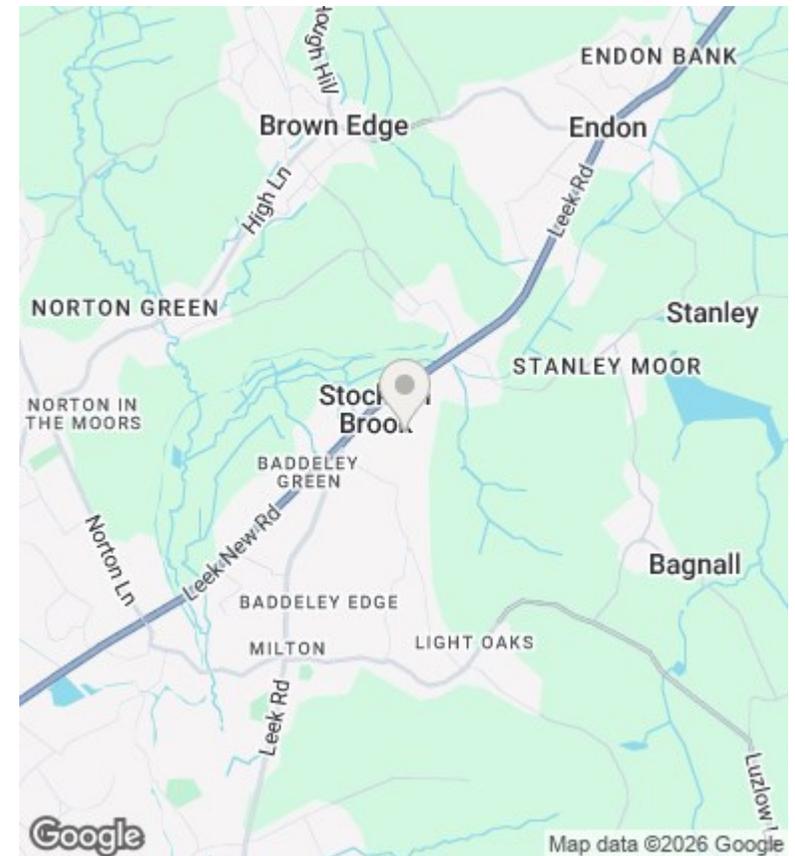
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	