



## 4 Fairfield Avenue, Brown Edge, Stoke-On-Trent, ST6 8SA

Offers In The Region Of £235,000

- Well presented two bedroom semi detached home
- Substantial private rear garden
- Dining kitchen with breakfast bar and space for a dining table and chairs
- No Upward Chain
- Two reception rooms
- Two double bedrooms
- Catchment of Endon High School
- Driveway to the front
- Bathroom with separate shower enclosure and bath
- Open aspect to the rear

# 4 Fairfield Avenue, Stoke-On-Trent ST6 8SA

Nestled in the charming area of Brown Edge, Staffordshire Moorlands, this immaculately presented two-bedroom semi-detached house on Fairfield Avenue offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining, alongside a well-appointed dining kitchen that invites culinary creativity.

As you approach the home, you will be greeted by a blocked paved driveway, providing ample off-road parking. The substantial rear garden is a true highlight, backing onto picturesque agricultural land, ensuring a sense of privacy and tranquillity. This outdoor space is ideal for gardening enthusiasts or those who simply wish to enjoy the beauty of nature.



Council Tax Band: B



### **Hallway**

Upvc double glazed door to the front, stairs to the first floor, radiator.

### **Living Room**

12'4" max measurement x 10'6" plus bay

Upvc double glazed bay window to the front, radiator, electric fire set within a marble style surround, hearth, wood mantle, cornicing, ceiling rose.

### **Dining Kitchen**

15'7" x 10'10"

Range of fitted units to the base and eye level, stainless steel 1 1/2 sink, chrome mixer tap with drainer, plumbing and space for a washing machine and dryer, integral slimline Becko dishwasher, Upvc double glazed window to the side, tiled splash backs, breakfast bar, four ring gas hob, extractor above, electric fan assisted oven, space for freestanding fridge/freezer.

### **Sitting Room**

13'0" x 9'5" max measurements

Radiator, wall lights, Upvc double glazed patio doors to the rear garden, loft access.

### **First Floor**

#### **Landing**

Upvc double glazed window to the side, radiator, loft access.

#### **Bedroom One**

12'4" x 10'7"

Radiator, Upvc double glazed window to the front, storage cupboard with

Upvc double glazed window to the front, storage housing the Vaillant gas fired boiler.

#### **Bedroom Two**

10'10" x 10'0" max measurements

Radiator, Upvc double glazed window to the rear.

#### **Bathroom**

7'6" x 4'9"

Panel bath with chrome mixer tap, traditional style mixer tap with telephone style shower head, chrome heated ladder radiator, low level WC, pedestal wash hand basin with chrome mixer tap, radiator, walk in shower with Triton electric shower, tiled, Upvc double glazed window to the rear.

#### **Externally**

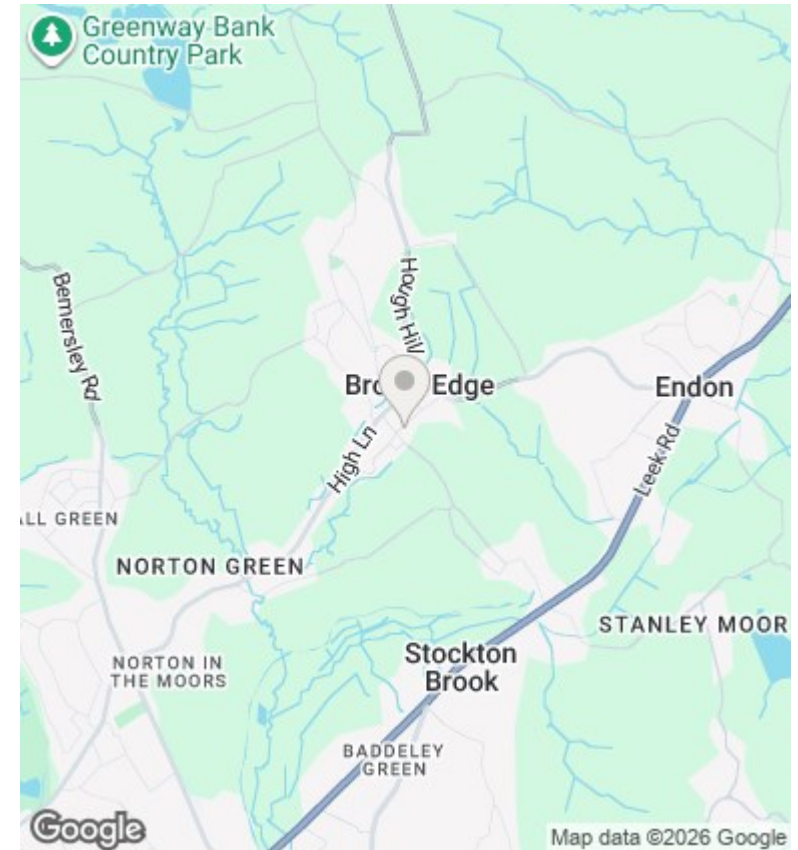
To the front is a block paved driveway, walled boundary. To the side, paved area, outside water tap, walled boundary, gated access to the front. To the rear, patio areas, laid to lawn, well stocked borders, walled and fenced boundary, raised patio area, courtesy lighting.







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 information purposes only and should be used as such for any prospective purchase. 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

B

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	