



STEPHENSON BROWNE

**17, Fairbank Avenue,  
Oakhill, Stoke-on-trent,  
City ST4 5JT**



Offers In The Region Of  
£250,000

## DESCRIPTION

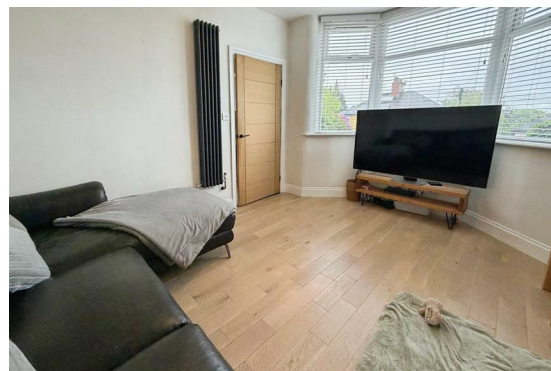
A beautifully presented three-bedroom semi-detached home situated in the sought-after area of Oakhill, offering stylish and spacious accommodation throughout. The property is approached via steps leading up to the house, enhancing its elevated kerb appeal, and also benefits from useful side access running alongside the property through to the rear garden. This lovely home welcomes you with a bright entrance hall, complete with an understairs shoe and storage cupboard, along with a convenient downstairs W.C. currently being installed.

To the front of the property is a cosy yet elegant living room featuring a charming bay window, creating a warm and inviting space to relax. To the rear, the home truly comes into its own with a stunning open-plan kitchen and dining area, featuring a stylish breakfast bar that creates the perfect social and family space. Ideal for modern living and entertaining, the room benefits from doors opening directly onto the impressive tiered rear garden, creating a seamless indoor-outdoor feel.

The wow-factor garden is a real highlight of the home, boasting multiple levels of decking and seating areas with breathtaking far-reaching views that simply must be seen to be appreciated.

Upstairs, the property offers two generous double bedrooms, with the rear bedroom benefiting from built-in wardrobes, alongside a well-proportioned single bedroom which also includes fitted wardrobes. Completing the first floor is a modern family bathroom fitted with a shower over the bath.

Beautifully decorated throughout, this stunning home is ready to move straight into and would make an ideal purchase for



families, first-time buyers, or anyone seeking stylish living space combined with spectacular outdoor views.



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance hall

14'1" x 5'11"

### W.C

5'0" x 3'2"

### Kitchen/ Dining room

11'4" x 17'3"

### Living room

10'11" x 13'8"

## First Floor

### Bathroom

5'10" x 8'3"

### Bedroom One

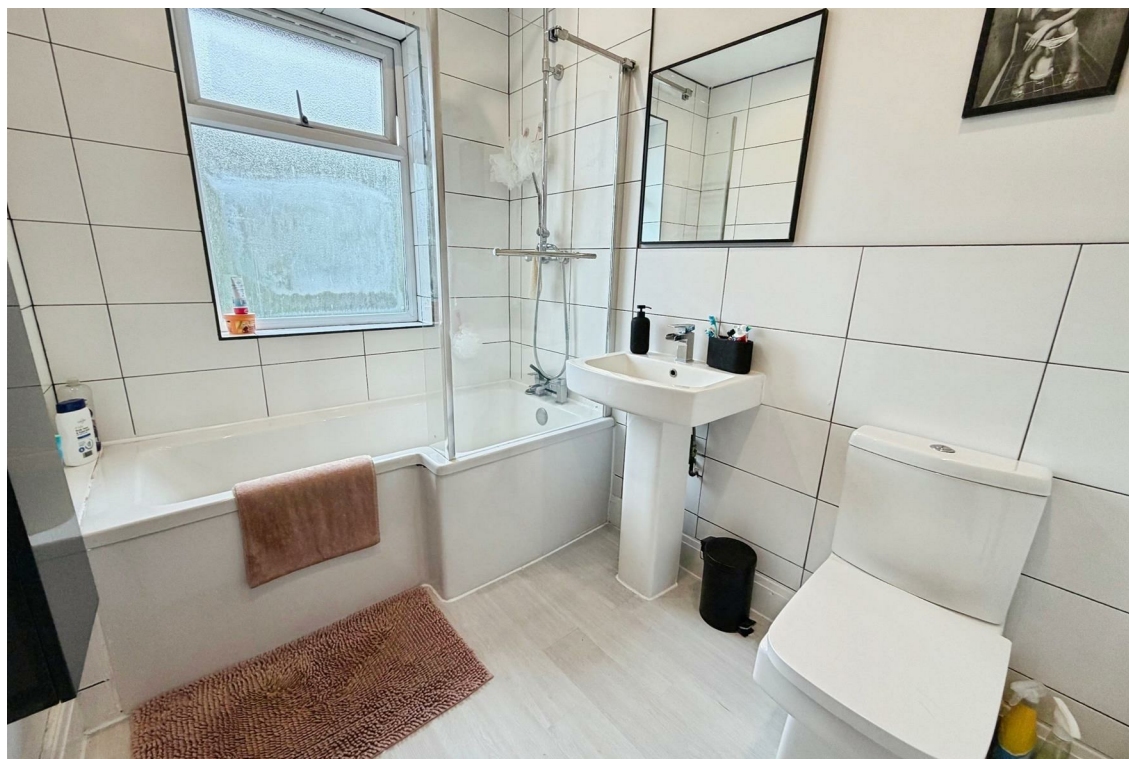
11'5" x 10'10"

### Bedroom Two

11'0" x 11'0"

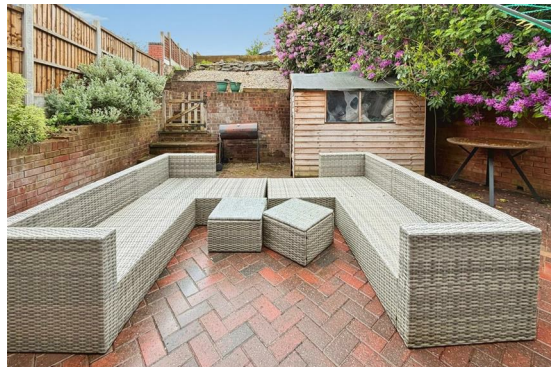
### Bedroom Three

7'6" x 7'10"



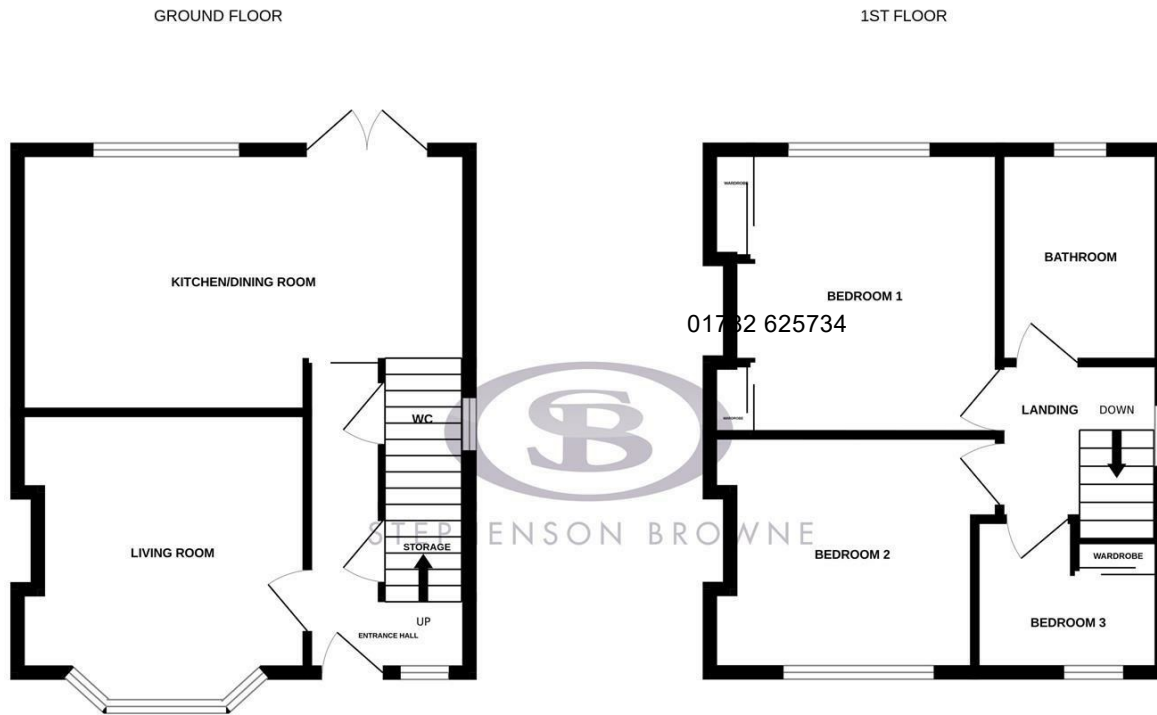
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# Floorplans



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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# Area Map



# EPC Rating

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

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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