



## 10 Hammond Avenue, Brown Edge, Stoke-On-Trent, ST6 8QU

Offers In The Region Of £325,000

- Four bedroom semi detached home
- Integral garage with electric up and over door
- Kitchen with integrated Bosch appliances
- Within the catchment of Endon High School
- Cul de sac location
- Driveway with further parking for two vehicles adjacent to the property
- Enclosed rear garden
- Open plan living/dining room
- Cloakroom
- Open aspect looking towards Bank End

# 10 Hammond Avenue, Stoke-On-Trent ST6 8QU

Nestled in the charming village of Brown Edge, Staffordshire Moorlands, this delightful four-bedroom semi-detached home on Hammond Avenue offers a perfect blend of comfort and modern living. Situated in a peaceful cul-de-sac, the property boasts an integral garage, driveway and two further parking spaces adjacent to the property, ensuring convenience for you and your guests.

As you enter, you are welcomed by an open plan living and dining room, ideal for both relaxation and entertaining. The space is filled with natural light, creating a warm and inviting atmosphere. The well-equipped kitchen features integrated Bosch appliances, making it a joy for any home cook. Underfloor heating in the hallway adds a touch of luxury and comfort, especially during the cooler months.



Council Tax Band: C



### **Entrance Hallway**

Composite double glazed door to the front, stairs to the first floor, wall lights, tiled floor, under floor heating.

### **Living/Dining Room**

22'4" x 13'2" max measurements

uPVC double glazed window to the front, two radiators, uPVC double glazed patio doors and windows to the rear elevation, feature fireplace.

### **Kitchen**

8'9" x 11'1"

Range of high gloss units to the base and eye level, integral Bosch dishwasher, Bosch, five ring gas hob, Bosch stainless steel extractor, Bosch fan assisted oven and electric grill, space for a free standing fridge/freezer, inset downlights, glass splash backs, uPVC double glazed window to the rear, understairs storage cupboard.

### **Porch**

uPVC double glazed door to the rear, access to the cloakroom and integral garage.

### **Cloakroom**

5'3" x 3'8"

Low level WC, radiator, pedestal wash and basin, uPVC double glazed window to the rear, Baxi gas fired central heating boiler, tiled splash backs.

### **Integral Garage**

13'8" x 7'6"

Electric up and over door, light and power, plumbing for a washing machine.

### **First Floor**

#### **Landing**

Storage cupboard.

#### **Bedroom One**

12'5" x 10'10"

uPVC double glazed window to the rear, radiator.

#### **Bedroom Two**

12'5" x 10'10"

uPVC double glazed window to the front, radiator.

#### **Bedroom Three**

16'0" x 7'6"

Radiator, uPVC double glazed window to the front and rear.

#### **Bedroom Four**

8'11" x 6'5"

Radiator, uPVC double glazed window to the front, loft access.

#### **Shower Room**

8'9" x 5'5"

Built in cistern, built in cupboards, vanity wash and basin, chrome mixer tap, mirror with light, chrome ladder radiator, walk in shower with chrome fitment, inset downlights, extractor, two uPVC double glazed windows to the rear, tiled.

#### **Externally**

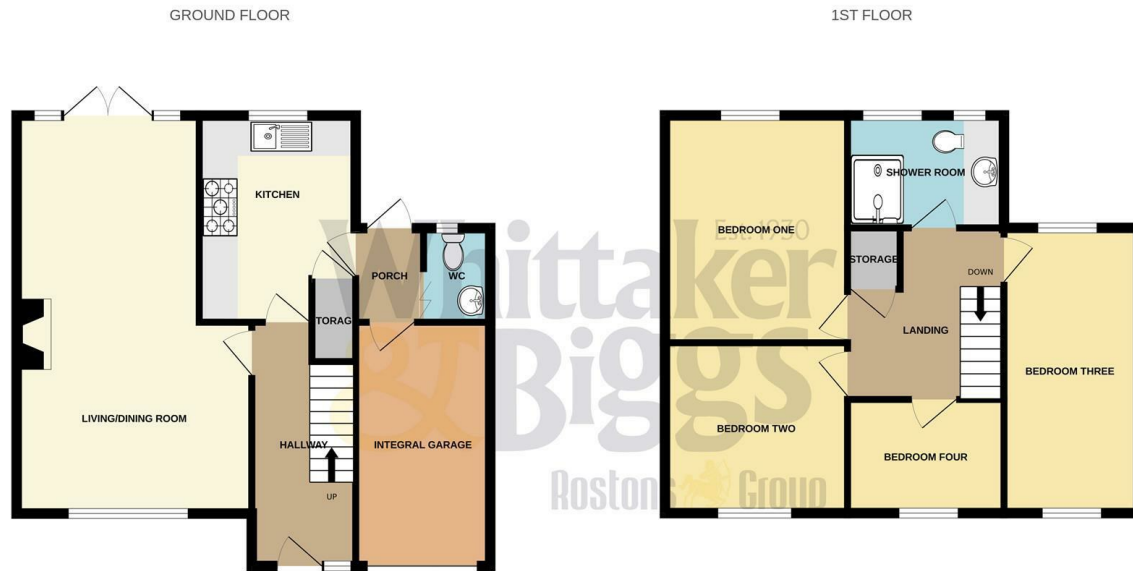
To the frontage, concrete driveway with access to the garage, walled boundary,

gravel area adjacent to the property providing parking for a further two vehicles.

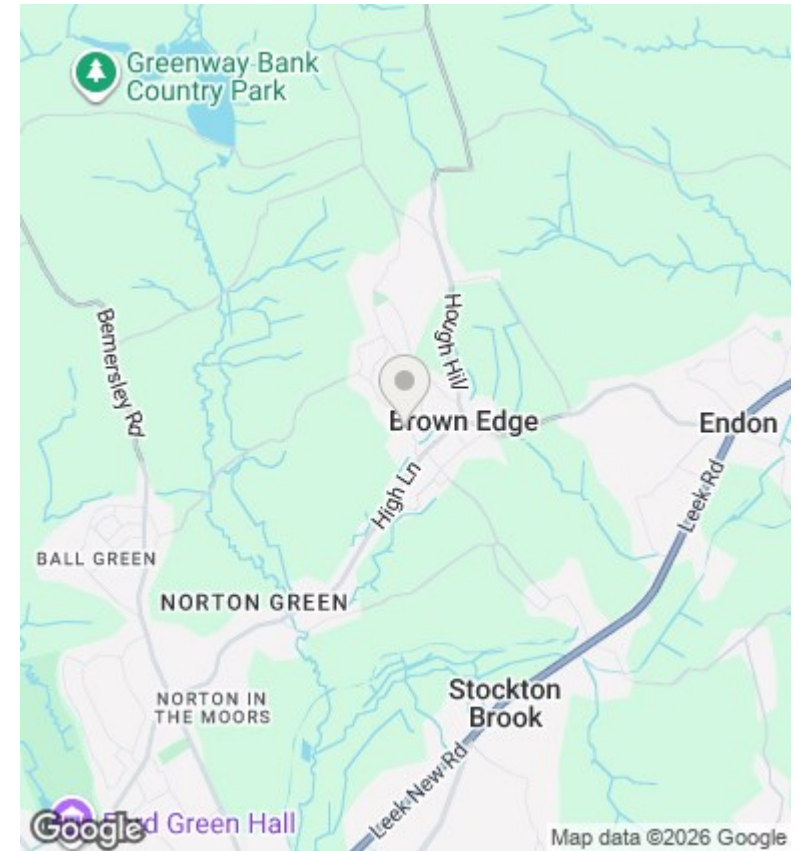
To the rear, Indian stone patio, power socket, tap, walled and fenced boundary, stepped access to a further tier which is laid to lawn and Indian stone patio.







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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>	<b>66</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	