

**Greenside Avenue Stockton Brook Stoke-On-Trent ST9 9PQ**



**Offers In Excess Of £240,000**



## Greenside Avenue, Stockton Brook, Stoke-On-Trent, ST9 9PQ

This is a property where you must take a look  
An extended home in the desirable STOCKTON BROOK  
A spacious THREE BEDROOM semi detached home  
With plenty of potential for you to make it your own.  
There's a large open plan lounge diner to the ground floor  
a kitchen, garage and so much more!  
On the market at a great price and with NO UPWARD CHAIN  
You have nothing to lose and a lot to gain!  
So don't waste a minute, now's the time to view  
Call the team at Debra Timmis to arrange this for you!

Nestled in the desirable area of Greenside Avenue, Stockton Brook, this deceptively extended semi-detached house presents an excellent opportunity for those seeking a family home with potential. The property boasts a welcoming entrance porch and hallway that leads into a spacious lounge/diner, perfect for both relaxation and entertaining.

The fitted kitchen is well-appointed, providing a functional space for culinary pursuits. The master bedroom features the added convenience of an en-suite shower room, while two further bedrooms offer ample accommodation for family or guests. A family bathroom completes the interior, ensuring comfort for all.

Set on a corner plot, the property benefits from well-maintained lawn gardens, providing a lovely outdoor space for children to play or for hosting summer gatherings. The driveway and integral garage offer practical parking solutions, enhancing the overall appeal of this home. With no upward chain, this property is ideal for those looking to make their mark and create a personalised living space. Whether you are a first-time buyer or a family seeking a new abode, this charming house in a sought-after location is not to be missed.

### Entrance Porch

Double glaze patio door and double glazed window. Tiled floor. Access into the hallway.

### Entrance Hall

With radiator. Stairs off to the first floor. Leaded/stained glass window to the front aspect.

### Lounge/Diner

21'3" max x 11'1" narrowing to 9'11" (6.50 max x 3.39 narrowing to 3.03)

Feature surround inset and hearth housing gas fire. Double glazed window to the front aspect. Double glazed French doors with access into the garden. Radiator.

### Kitchen

13'0" max narrowing to 7'4" x 10'4" narrowing to 5 (3.97 max narrowing to 2.24 x 3.15 narrowing to 1.8)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Plumbing for automatic washing machine. One and a half sink with single drainer, mixer tap. Part tiled splash backs. Radiator. Two double glazed windows. Useful storage cupboard. Door to the garage.

### First Floor

### Landing

Loft access. Cupboard housing gas central heating boiler.

### Bedroom One

13'3" x 8'7" (4.04 x 2.63)

Two double glazed windows, Radiator. Access to the en-suite shower room.



### En-Suite Shower Room

8'7" max x 5'0" max (2.62 max x 1.54 max)

Shower cubicle housing shower, pedestal wash hand basin and low level WC. Part tiled splash backs, Double glazed window.



### Bedroom Two

14'3" x 9'3" into robes (4.36 x 2.82 into robes)

Double glazed window. Radiator. Fitted wardrobes. Useful walk-in storage/robe.





### Bedroom Three

10'0" into robe x 9'4" (3.06 into robe x 2.87)

Double glazed windows. Radiator.

### Family Bathroom

7'4" x 5'4" max (2.24 x 1.65 max)

White suite comprises panel bath with mains shower, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window.

### Externally

Boasting a corner position with lawn gardens to the front, side and rear aspect. There is a patio seating area to the rear aspect. Maturing shrubs and tree's. Off road parking.



### Garage

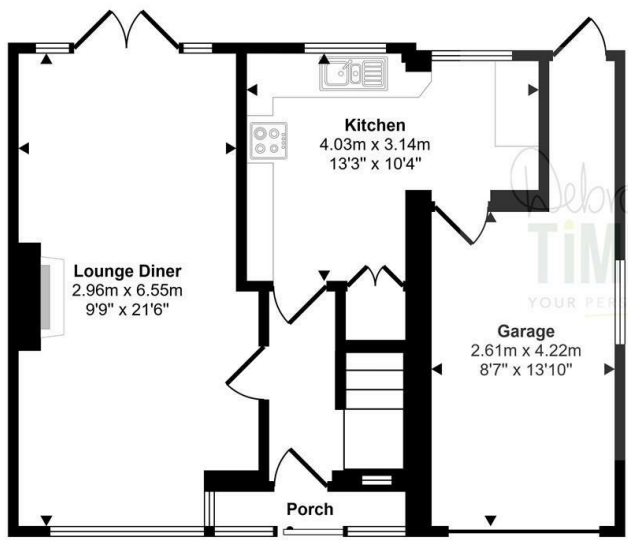
14'10" plus recess x 8'8" (4.54 plus recess x 2.65)

With power and light. Rear door access.

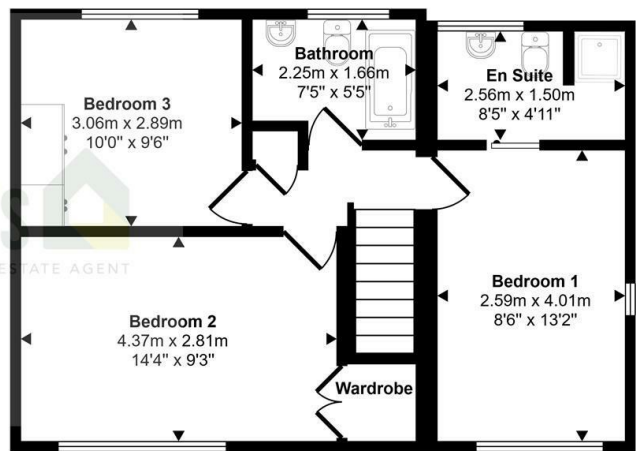




Approx Gross Internal Area  
101 sq m / 1089 sq ft



Ground Floor  
Approx 53 sq m / 570 sq ft



First Floor  
Approx 48 sq m / 518 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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