



Rosewood Avenue, Stockton Brook, Stoke-On-Trent, ST9 9PA.  
Offers in the Region Of £265,000

Whittaker Est. 1930  
& Biggs

## Rosewood Avenue, Stockton Brook, Stoke-On-Trent, ST9 9PA.

This two-bedroom detached bungalow is immaculately presented throughout and is nestled on a substantial plot within a quiet cul de sac location. The property boasts a driveway to the front/side and an impressive rear garden, which is mainly laid to lawn with well stocked borders and patio areas. The property has a well-equipped contemporary kitchen, white bathroom suite, a sizeable living room with feature fireplace and two well proportioned bedrooms located to the front.

You're welcomed into the property via the hallway, having useful storage cupboard and loft access. The kitchen has a good range of fitted units to the base and eye level, Bosch four ring gas hob, extractor, Hotpoint fan assisted oven, stainless steel sink, wall mounted gas fired boiler and space for a free-standing fridge and freezer. The living room is a light and airy space, provides views of the rear garden, via the glazed patio doors. The white bathroom suite comprises of a low-level WC, pedestal wash hand basin and panel bath with chrome mixer and shower attachment. Located to the front are two bedrooms, with bedroom one having a good range of fitted wardrobe/overhead storage space and dressing table.

Externally to the frontage is a herringbone block paved driveway, walled boundary and continuation of the driveway to the side and rear. The rear garden is laid to patios, lawn, path and has well stocked borders.

A viewing is highly recommended to appreciate this homes location, plot and excellent condition.

### Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent. The property is in the catchment of popular local schools, with local amenities, a doctor's surgery and public houses like Ego, The Sportsman and the The Lockside just a short walk away.



### Entrance Hallway

UPVC double glazed door to the side, radiator, loft access, storage cupboard housing immersion heated tank and shelving.

### Kitchen 9' 3" x 8' 5" (2.83m x 2.57m)

Range of fitted units to the base and eye level, stainless steel one and a half sink with drainer, chrome mixer tap, plumbing for washing machine, space for free standing fridge and freezer, tiled splash backs, radiator, four ring Bosch gas hob with stainless steel extractor, Hotpoint fan assisted oven, gas fired wall mounted boiler, UPVC double glazed window to the side elevation.

### Living Room 15' 11" x 10' 10" (4.86m x 3.31m) max measurements

UPVC double glazed patio door to the rear elevation, fire place with tiled surround, hearth and wooden mantel, radiator.

### Bathroom 6' 2" x 5' 5" (1.88m x 1.66m)

Panelled bath, chrome mixer tap with shower attachment, shower screen, pedestal wash hand basin, low level WC, chrome heated ladder radiator, UPVC double glazed window to the side elevation, fully tiled.

### Bedroom One 14' 2" x 10' 1" (4.31m x 3.07m into wardrobe)

Fitted wardrobes, drawers, overhead storage, dressing table, radiator, UPVC window to the front elevation.

### Bedroom Two 10' 11" x 8' 6" (3.32m x 2.60m)

Radiator, UPVC double glazed window to the front elevation.

### Externally

To the front, herringbone block paved driveway, walled boundary. Block paved driveway to the side, fenced boundary, continuation of driveway to the rear. To the rear, patio area, outside water tap, fenced and hedged boundary, block paved path, area laid to lawn, well stocked borders, timber garden shed.



Note:  
Council Tax Band: C

EPC Rating: TBC

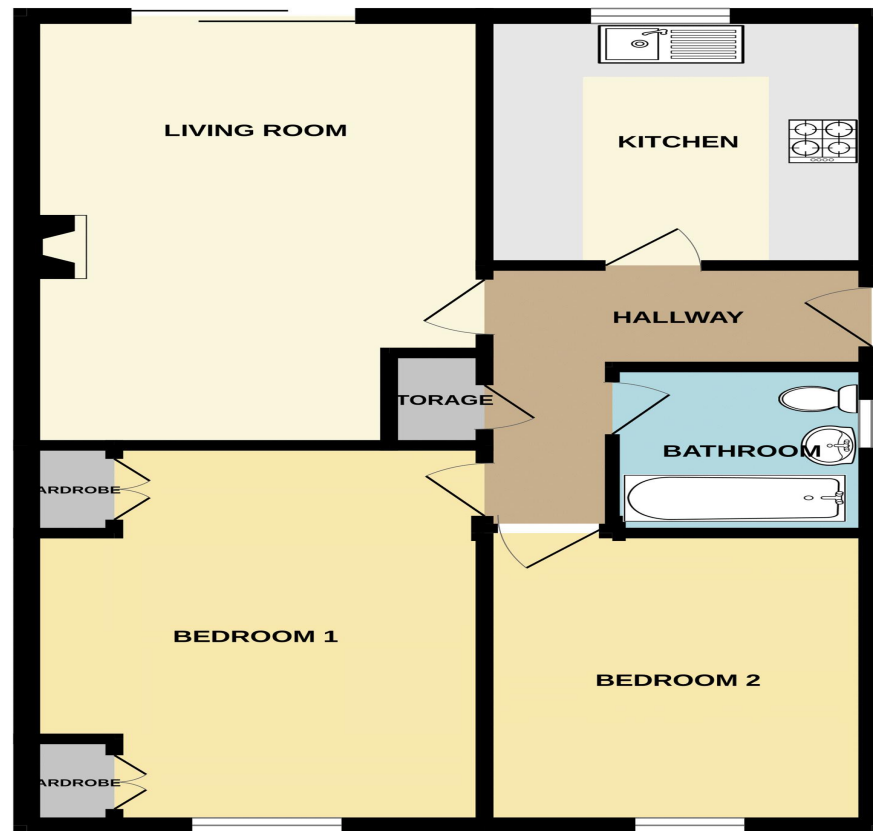
Tenure: believed to be Freehold







GROUND FLOOR



## Directions

From our Derby Street Leek office proceed along Haywood Street and at the traffic lights proceed straight over into Broad Street, follow this road over the mini roundabout opposite Morrison's supermarket and continue on the A53 Newcastle Road. Following the road out of the town passing the villages of Longsdon, Endon and then into Stockton Brook, turn left on to Rosewood Avenue, where the property is located on the right hand side.

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