



17 Woodside Avenue Brown Edge, Stoke-On-Trent, ST6 8RX

It's like thunder, lightning, the way you will love me will be frightening! Oh you better knock, knock on WOOD!!! Its time for you to get ahead of the game and knock on the door of WOODside Avenue as there is no doubt you will fall head of heels in love! I offer you a well maintained and spacious detached bungalow in the delightful area of Brown Edge. Sold with no upward chain, the property is looking for a new owner and the accommodation on offer comprises a large lounge, modern fitted kitchen, two double bedrooms, and a contemporary shower room. Externally the property benefits from ample off road parking, garage/workshop and a fully enclosed rear garden laid to lawn. Situated in the popular area of Brown Edge, close to local amenities and commuter links to the main town centre. So its time to knock, knock on WOOD, but make sure its WOODside Avenue! Call today to book a viewing.

£239,950

17 Woodside Avenue

Brown Edge, Stoke-On-Trent, ST6 8RX



- LARGE DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE
- SHOWER ROOM
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- AMPLE OFF ROAD PARKING & GARAGE
- NO UPWARD CHAIN

Entrance Porch

7'9" x 4'8" (2.38 x 1.44)

The property has a double glazed entrance door to the front aspect.

Entrance Hall

13'7" x 4'7" (4.16 x 1.41)

The property has a wooden glazed entrance door leading from the entrance porch. Loft access hatch and storage cupboard.

Lounge

14'6" x 11'10" (4.44 x 3.63)

A double glazed bow window overlooks the front aspect. Fireplace housing gas fire. Radiator.

Kitchen

10'4" x 9'8" (3.16 x 2.96)

A double glazed window overlooks the rear aspect coupled with a double glazed door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side

drainer. Partly tiled walls and flooring. Space and plumbing for fridge/freezer and washing machine. Electric cooker point. Radiator.

Bedroom One

12'7" x 9'2" (3.86 x 2.81)

A double glazed window overlooks the rear aspect. Fitted wardrobes and storage cupboards. Radiator.

Bedroom Two

12'4" x 9'8" (3.76 x 2.97)

A double glazed window overlooks the front aspect. Fitted wardrobes and side tables. Radiator.

Bathroom

6'2" x 5'4" (1.88 x 1.63)

A double glazed window overlooks the side aspect. Fitted with a suite comprising walk in double shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Partly tiled walls and ladder style

towel radiator. Ceiling spotlights and wall mounted heater.

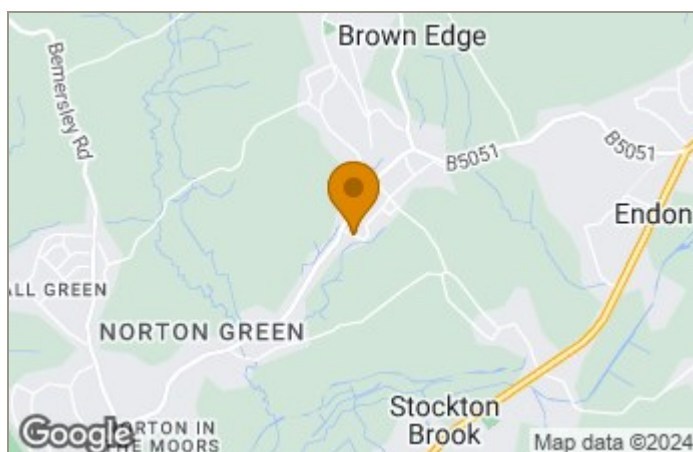
EXTERIOR

The property benefits from a tarmacadam driveway to the front leading to the garage and artificial lawn and raised shrub borders. To the rear the garden is fully enclosed by panelled fencing with a paved patio area stepped up to a lawn and further patio to the rear end of the garden, with side access gate.

Garage/Workshop

27'1" x 7'6" (8.27 x 2.30)

Electric roller door to the front with an double glazed access door to the rear and a double glazed window. Power and lighting and space for tumble dryer.





Floor Plan

GROUND FLOOR



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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (32 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	