



4 Thelma Avenue

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

Are you, are you ready, are you ready for LOVE... yes you are with this spacious, beautifully presented property, located in the desirable village of Brown Edge. This townhouse property immediately grabs you with both arms as you enter through the front door, its attention to detail and cosy charm will have you at hello! Boasting a spacious lounge, modern fitted Kitchen/Diner, THREE bedrooms and a hotel worthy family bathroom. Externally, to the front you will find space for parking and to the rear a fully enclosed rear garden. So don't delay, say the word and you will be there, arrange your viewing today!

£190,000

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- IMACULATE SEMI DETACHED PROPERTY
- THREE BEDROOMS
- OFF ROAD PARKING TO THE FRONT
- COSY LOUNGE
- STUNNING FAMILY BATHROOM
- DESIRABLE LOCATION
- MODERN FITTED KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Hall

5'1" x 3'8" (1.56 x 1.12)

UPVC door to the front aspect, stairs to the first floor.

Lounge

14'9" x 13'10" (4.50 x 4.229)

UPVC window to the front aspect. Radiator, TV point and a door to the storage cupboard.

Kitchen/Diner

14'0" x 7'10" (4.27 x 2.40)

UPVC door and two windows to the rear aspect. Fitted kitchen with a range of wall and base storage units with coordinating work surface areas. Inset sink and side drainer, freestanding gas cooker with cooker hood above. Space for a washing machine, dishwasher and fridge and freezer. Cupboard housing combi boiler. Partly tiled walls and radiator.

FIRST FLOOR

First Floor Landing

10'6" x 5'9" (3.21 x 1.76)

Stairs from the ground floor. Loft access hatch.

Bedroom One

11'3" x 11'0" (3.43 x 3.37)

A UPVC window to the front aspect. Radiator.

Bedroom Two

4.31 x 3.31 (1.22m.9.45m x 0.91m.9.45m)

A UPVC window to the rear aspect. Radiator.

Bedroom Three

8'9" x 7'8" (2.68 x 2.34)

A UPVC window overlooks the front aspect. Radiator.

Bathroom

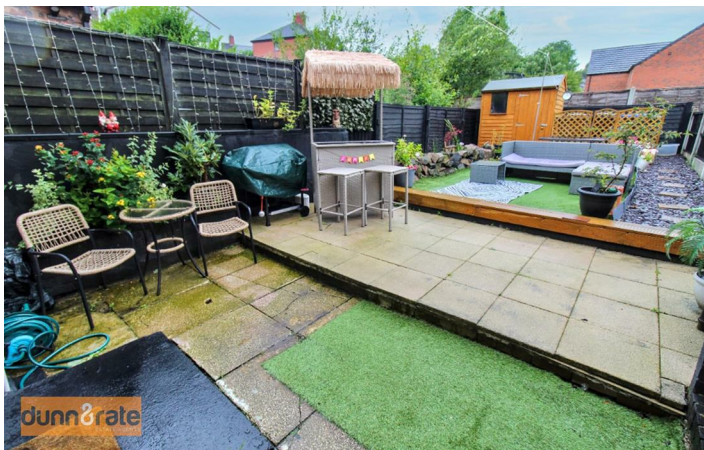
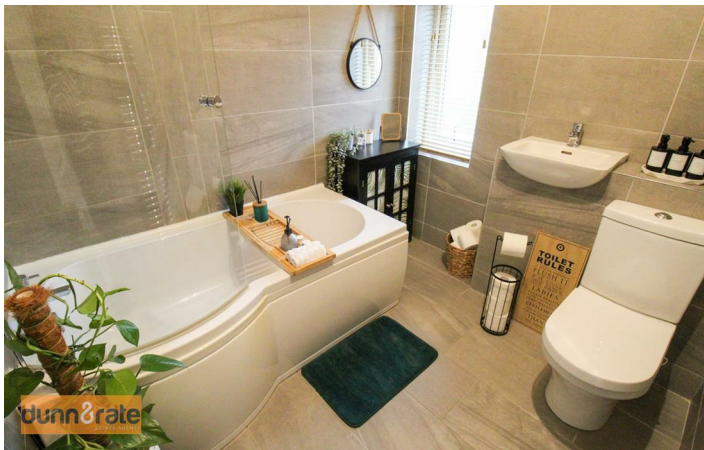
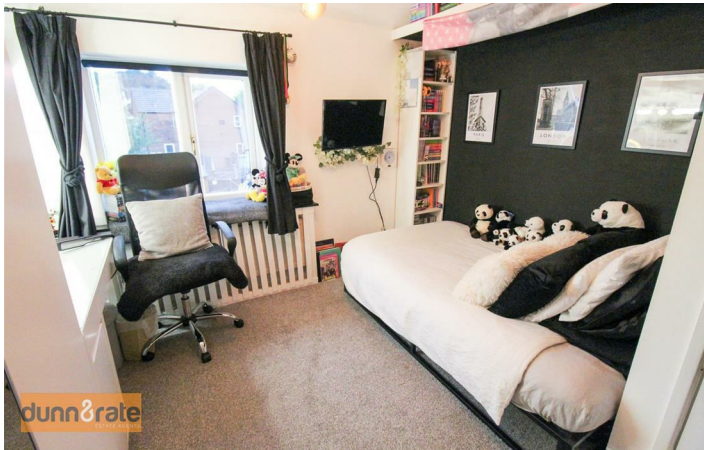
7'8" x 6'10" (2.35 x 2.09)

A UPVC window to the rear aspect. Fitted with a suite comprising of bath with shower over head, Low Level W/C and wash hand basin. Towel

radiator, extractor fan and fully tiled walls.

EXTERIOR

To the front of the property there is a gravelled driveway. Side shared access to the fully enclosed rear garden. To the rear, there is a paved patio area, artificial grass, plum slate and a rockery flowerbed. Shed.



Floor Plan



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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