



## 3 Rockfield Avenue

Light Oaks, Stoke-On-Trent, ST2 7NQ

One o'clock, two o'clock, three o'clock... ROCK! Five o'clock, six o'clock, seven o'clock ROCK! Were gonna ROCK around the clock tonight!!! Get your dancing shoes on and get your feet tapping, because I have found you a spacious semi detached property with phenomenal views, waiting for a new owner at ROCKfield Avenue! The accommodation on offer comprises a lounge, dining room, conservatory, modern fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from off road parking, a garage and outbuildings and a large tiered rear landscaped garden with far stretching views. We're gonna ROCK, ROCK, ROCK, 'til broad daylight. We're gonna ROCK, gonna ROCK, at ROCKfield Avenue tonight! Call to book your viewing today.

**Offers in excess of £255,000**

# 3 Rockfield Avenue

Light Oaks, Stoke-On-Trent, ST2 7NQ



- SPACIOUS SEMI DETACHED PROPERTY
- THREE RECEPTION ROOMS
- FAMILY BATHROOM PLUS DOWNSTAIRS W.C
- SOUGHT AFTER LOCATION
- BEAUTIFUL FAR STRETCHING VIEWS TO THE REAR
- FITTED KITCHEN
- AMPLE OFF ROAD PARKING & GARAGE
- SITTING ON A SIZEABLE PLOT
- THREE BEDROOMS
- LARGE REAR GARDEN WITH FEATURE POND

## GROUND FLOOR

### Entrance Porch

10'2" x 4'0" (3.10 x 1.24)

The property has a double glazed entrance door to the front aspect coupled with double glazed windows to the side and rear aspect. Tiled flooring and radiator.

### Entrance Hall

15'10" x 5'10" (4.83 x 1.78)

An access door leads from the porch. Stairs leading to the first floor and radiator.

### W.C

5'1" x 2'3" (1.57 x 0.70)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and vanity hand wash basin. Radiator.

### Lounge

14'6" x 11'0" (4.43 x 3.37)

Double glazed sliding patio doors lead out to the rear garden. Fireplace housing gas fire. Television point and radiator.

### Dining Room

14'6" x 10'11" (4.44 x 3.35)

A double glazed window overlooks the front and side aspect coupled with double glazed patio doors leading out to the front. Fireplace housing gas fire. Television point and radiator.

### Kitchen

13'10" x 5'10" (4.24 x 1.80)

A double glazed window overlooks the front and side aspect. Fitted with a

range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated fridge/freezer and space and plumbing for washing machine, dishwasher and tumble dryer. Freestanding electric cooker. Tiled flooring and radiator.

### Conservatory

14'9" x 11'10" (4.51 x 3.63)

A upvc conservatory with double doors to the side and double glazed windows to the side and rear aspect. Radiator.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

### Bedroom One

11'3" x 8'11" (3.44 x 2.73)

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

### Bedroom Two

10'3" x 10'2" (3.13 x 3.12)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

7'1" x 6'9" (2.17 x 2.08)

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

### Bathroom

6'9" x 5'9" (2.07 x 1.77)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W. and wash hand basin. Airing cupboard and extractor fan. Partly tiled walls and ladder style towel radiator. Airing cupboard.

## EXTERIOR

To the front the property has a driveway with access to the garage, steps lead down to the front entrance. To the rear the property has a large garden with stunning open views, the garden is landscaped in layers with a beautiful pond feature and mature trees and shrubbery, enclosed with a hedge border and paved patio seating areas.

### Outbuilding/Office

A brick built outbuilding useful for office space with a double glazed window to the rear and power and lighting.

### Coal Shed/Storage

Brick built coal shed/storage.

### Garage

Up and over door with power and lighting.



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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