



## 19 Rockfield Avenue Light Oaks, Stoke-On-Trent, ST2 7NQ

Are you looking to roll up your sleeves and make yourself a home like no other? Well there will be no stopping you at this spacious, detached home in the desirable area of Light Oaks! The property consists of gardens to the rear and front, and once cleared there will be space for a patio as well as lawned areas. Inside the property you will find a large entrance hall, with a fitted kitchen, lounge, dining room and bathroom to the ground floor. To the first floor, there are two bedrooms and a further WC. On approaching the property there is a driveway for parking and a double detached garage. This home lets you take control and make your DREAM home a reality, so what are you waiting for?! seize this rare opportunity, and book your viewing today!

**£260,000**

# 19 Rockfield Avenue

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



- DETACHED HOME
- SPACIOUS LOUNGE AND DINING ROOM
- DETACHED DOUBLE GARAGE
- RARE OPPORTUNITY: RENOVATION PROJECT IN PRIME LOCATION
- LARGE OVERGROWN GARDENS TO THE REAR AND FRONT
- GOOD SIZED DOWNSTAIRS BATHROOM
- PRICED TO SELL
- FITTED KITCHEN
- TWO BEDROOMS
- ACCOMPANIED VIEWINGS ONLY

## AGENTS NOTES

This property is being sold via a solicitor, therefore details on utilities and further enquiries other than those detailed are unknown. The buyer should undertake the necessary investigations and reports to satisfy themselves before completion.

## GROUND FLOOR

### Entrance Porch

4'4" x 2'4" (1.33 x 0.73)  
A door and window to the side aspect.

### Storm Porch

4'5" x 3'9" (1.36 x 1.16)  
A door opens into the entrance hall.

### Entrance Hall

11'8" x 8'7" (3.56 x 2.63)  
Door to under-stair storage and radiator.

### Lounge

12'11" x 11'9" (3.94 x 3.60)  
A bay window looks out to the rear aspect, and a stained glass feature window to the side. Fireplace and radiator,

### Dining Room

11'11" x 10'5" (3.64 x 3.19)  
A window looks out to the side aspect. Radiator.

### Kitchen

13'5" x 7'8" (4.1 x 2.36)  
A window looks out to the rear aspect. Door to pantry and side porch. Fitted with wall and base storage units and coordinating work surface areas. Inset sink and drainer, freestanding cooker and space and plumbing for a washing machine. Radiator. Wall mounted boiler in the pantry.

### Side Porch

6'6" x 5'2" (2.0 x 1.59)  
Door to the side aspect, windows to the side and rear.

### Cloakroom

5'6" x 2'9" (1.70 x 0.85)  
Window to the front aspect, partly tiled walls and Low level WC.

### Bathroom

9'3" x 5'8" (2.82 x 1.75)  
Window to the front aspect. Fitted suite comprising of bath, shower cubicle, wash hand basin, radiator and partly tiled walls.

## FIRST FLOOR

Window to the side aspect and loft access hatch.

### Bedroom One

14'9" x 11'8" (4.50 x 3.58)  
Windows to the front and side aspect. Radiator.

### Bedroom Two

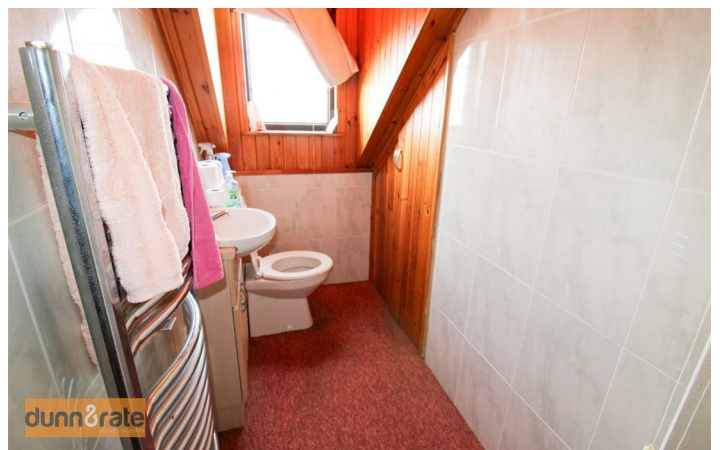
8'8" x 6'8" (2.66 x 2.04)  
Window to the rear aspect and radiator.

### WC

7'1" x 3'6" (2.18 x 1.09)  
A window looks out to the side aspect.

## EXTERIOR

To the front and rear of the property there are mature lawns and overgrown shrubbery and trees. Double garage with driveway.



# Floor Plan

GROUND FLOOR



1ST 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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