

## 19 Greenside Avenue Stockton Brook, Stoke-On-Trent, ST9 9PQ

It's time to make sure you don't get GREEN with envy, because this spacious semi detached property on GREENside Avenue is an absolute stunner! Beautifully presented throughout and finished to a superb standard the accommodation on offer comprises a large lounge, modern fitted kitchen, two double bedrooms and family bathroom. Externally the property benefits from ample off road parking to the front, a carport and garage. To the rear the garden has been landscaped and is low maintenance with paved patio seating areas, garden shed and feature pond. Located in a quiet cul-de-sac in the desirable area of Stockton Brook, close to local amenities, schooling and short walk away from canal towpaths. No one likes the look of jealousy make sure you secure this one as yours.

**£220,000**

# 19 Greenside Avenue

Stockton Brook, Stoke-On-Trent, ST9 9PQ



- STUNNING SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- CARPORT PLUS GARAGE BOTH WITH ELECTRIC ROLLER DOOR
- POPULAR AREA
- LARGE LOUNGE
- FAMILY BATHROOM
- LANDSCAPED REAR GARDEN WITH POND
- MODERN FITTED KITCHEN
- AMPLE OFF ROAD PARKING
- QUIET CUL-DE-SAC LOCATION

## GROUND FLOOR

### Entrance Hall

8'5" x 6'1" (2.57 x 1.86)

The property has a double glazed entrance door to the front aspect coupled with a window to the front. Under stairs storage cupboard. Stairs lead to the first floor. Radiator.

### Lounge

21'9" x 10'11" (6.64 x 3.35)

A double glazed bay window overlooks the front aspect and double glazed sliding doors lead out to the rear aspect. Fireplace and television point. Two radiators.

### Kitchen

10'2" x 7'1" (3.10 x 2.17)

A double glazed window overlooks the rear aspect, coupled with a double glazed access door to the side aspect. Fitted with a range of wall and base storage units with inset ceramic belfast sink unit with coordinating work surface areas. Integrated appliances include electric oven and hob with fridge/freezer and washing machine. Partly tiled walls and open arch into the living room.

## FIRST FLOOR

### First Floor Landing

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

### Bedroom One

12'3" x 9'0" (3.74 x 2.76)

A double glazed window overlooks the front aspect. Fitted wardrobes and drawers. Storage cupboard housing central heating boiler. Radiator.

### Bedroom Two

9'11" x 9'4" (3.03 x 2.85)

A double glazed window overlooks the rear aspect. Television point and radiator.

### Bathroom

7'2" x 5'3" (2.19 x 1.61)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Fully tiled walls, extractor fan and shaver point. Radiator.

## EXTERIOR

To the front there is a paved driveway coupled with a lawn. To the rear the garden is landscaped and low maintenance with two large paved patio seating areas and gravelled borders. Large garden

shed and feature pond. The garden is fully enclosed by panelled fencing and has outside power points.

### Carport

Electric roller door with double glazed doors leading into the rear garden. Power and lighting, with access to the garage.

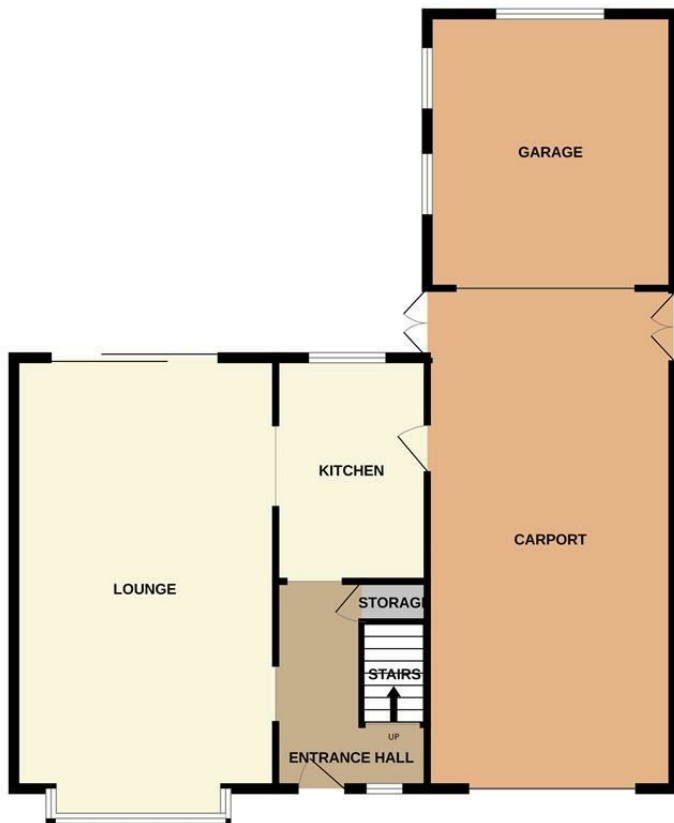
### Garage

Electric roller door to the front with windows to the side and rear aspect. Power and lighting.



# 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.  
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

