



Prospect House 12 Greenway Avenue

Acres Wood, Stoke-On-Trent, ST6 7DX

I've got a text!!!! Cancel your plans because this message is one you will not want to miss. Fall head over heels in love with this stunning semi detached property in Acres Wood, Burslem. Forget the rest as you will only have eyes for this immaculately presented property, the accommodation on offer comprises a lounge with bay window, large open plan modern kitchen/diner with fitted appliances, three bedrooms and a chic contemporary family bathroom. Externally the property benefits from a sizeable plot with ample off road parking and a fully enclosed rear garden with Indian paved patio seating areas and access to a brick built home office and bar/entertaining space. Nestled away down a quiet cul-de-sac in the popular area of Burslem, close to local amenities, schooling and commuter links. Time to gather round the fire pit so I can give you the important details you need and that is our number as this one is definitely your type on paper. Call today on 01782 789369 to arrange a viewing.

£225,000

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- ABSOLUTELY STUNNING SEMI DETACHED PROPERTY
- W/C AND FAMILY BATHROOM
- LANDSCAPED REAR GARDEN WITH PATIO AND DECKED AREA
- POPULAR LOCATION SCHOOLING AND AMENITIES
- LOUNGE WITH BAY WINDOW
- OUT BUILDING FEATURING OFFICE AND BAR
- OFF ROAD PARKING TO THE FRONT
- FITTED KITCHEN/DINER WITH RANGEMASTER AND INTEGRATED APPLIANCES
- THREE BEDROOMS
- BEAUTIFULLY MAINTAINED THROUGHOUT

GROUND FLOOR

Entrance Porch

6'0" x 2'1" (1.85 x 0.64)

UPVC door to the front aspect and UPVC windows to the front aspect. Ceiling spotlights.

Entrance Hall

11'6" x 6'5" (3.53 x 1.96)

UPVC door to the front aspect. Radiator and stairs to the first floor. Tiled flooring.

Cloakroom

5'4" x 2'8" (1.64 x 0.82)

UPVC window to the side aspect. Fitted with a suite comprising low level W/C and wash hand basin. Vertical radiator and ceiling spotlights. Tiled flooring.

Lounge

11'2" x 11'1" (3.41 x 3.40)

UPVC bay window to the front aspect. Space for electric fireplace and radiator. Ceiling spotlights.

Kitchen/Diner

17'0" x 15'1" (5.19 x 4.60)

UPVC patio doors to the rear aspect and UPVC window to the rear aspect. Fitted with a suite comprising wall and base unit with inset a sterite sink and side drainer with mixer tap. C

ordinating work surface areas and partly tiled walls. Integrated appliances include rangemaster electric oven and gas hob with cooker hood above. Dishwasher and fridge/freezer. Plumbing for a washing machine and space for a tumble dryer. Cupboard housing wall mounted combi boiler and radiator. Tiled flooring and ceiling spotlights.

FIRST FLOOR

Landing

9'7" x 6'5" (2.93 x 1.97)

UPVC window to the side aspect. Stairs from the ground floor and ceiling spotlights. loft hatch access.

Bedroom One

12'1" x 10'3" (3.70 x 3.13)

UPVC window to the rear aspect. Radiator and ceiling spotlights.

Bedroom Two

12'1" x 11'4" (3.69 x 3.46)

UPVC bay window to the front aspect. Radiator.

Bedroom Three

6'8" x 6'2" (2.04 x 1.90)

UPVC window to the front aspect. Radiator.

Bathroom

6'5" x 5'10" (1.96 x 1.80)

UPVC window to the rear aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower above, vanity wash hand basin and low level W/C. Partly tiled walls and vertical radiator. Ceiling spotlights and tiled flooring.

EXTERIOR

To the front of the property there is good sized driveway with gated access to the side. To the rear there is an enclosed landscaped garden with Indian stone patio and artificial lawn. A raised decked seating area with lights.

OUTBUILDING

Bar

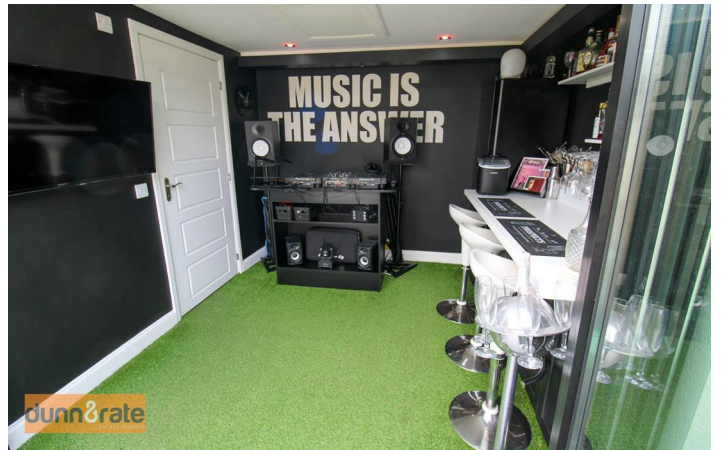
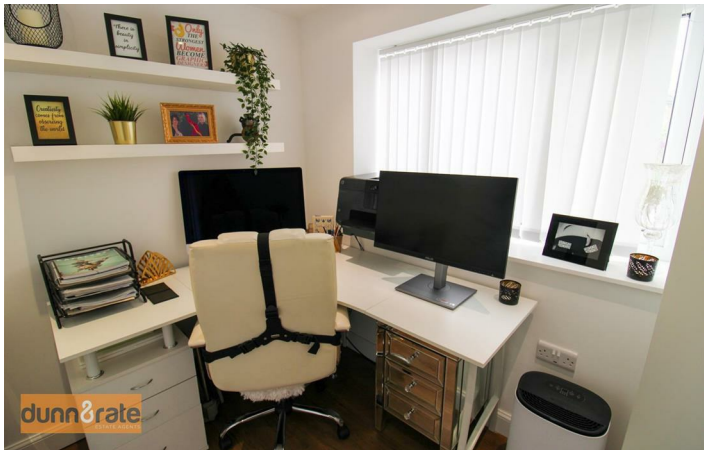
9'4" x 8'0" (2.87 x 2.45)

UPVC bi foldable doors to the side aspect. Light and power. Ceiling spotlights. Loft hatch access.

Office

7'11" x 5'9" (2.42 x 1.77)

UPVC window to the front aspect. Light and Power. Electric wall heater and ceiling spotlights.



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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