



**47 Nursery Avenue, Staffordshire, ST9 9NY**

**Offers over £200,000**

Call us to arrange a viewing 9am - 9pm 7 days a week!

"A garden is a friend you can visit anytime." - Unknown

A well-presented semi-detached bungalow, peacefully positioned in a quiet residential area yet conveniently close to a wide range of local amenities. Set on an impressive and beautifully maintained plot, this charming home is perfect for those seeking comfortable single-storey living paired with the enjoyment of a stunning garden.

### Denise White Estate Agents Comments

Tucked away in a quiet and established residential area within the ever-popular setting of Stockton Brook, this delightful two-bedroom semi-detached bungalow offers a rare opportunity to enjoy low-maintenance living with beautifully landscaped gardens and convenient off-road parking. Ideal for couples or individuals seeking a peaceful lifestyle, the property is well-presented both inside and out.

Internally, the home features a contemporary white gloss fitted kitchen, complete with integrated appliances and a stylish built-in breakfast bar—ideal for casual dining. The spacious living room enjoys an abundance of natural light through a large front-facing window, creating a warm and welcoming atmosphere.

To the rear, the generous double bedroom benefits from built-in wardrobes and a pleasant view over the garden. A second single bedroom also features built-in storage and provides direct access to the garden, making it an ideal space for a snug or home office. A shower room completes the accommodation.

Externally, the property sits on a generous plot with a beautifully maintained and low-maintenance front garden. A paved driveway provides ample off-road parking and leads to a useful carport. with an electric car charging point. The rear garden is a real highlight—mainly laid to lawn and framed by mature, well-stocked borders, it also features a raised turfed area with a greenhouse and a handy storage shed, perfect for gardening enthusiasts or those who simply appreciate a beautiful outdoor space.

This charming bungalow combines practical living with a peaceful setting, all within close proximity to local amenities, bus routes, and countryside walks.

### Location

The property's location is in a well established residential area, within easy travelling distance to country pubs and walks creating great opportunities for recreational activities. There is

easy access to local amenities, public transport and the major road network links of the A50, A500 and M6. Stoke on Trent Train Station is also a 20 minute drive away which can take you to Manchester in approximately 40 minutes, Birmingham in approximately 1 hour and down to London in just 90 minutes!. There is also the Royal Stoke University Hospital which is also a 22 minute drive from the property.

### Kitchen

14'6" x 6'11" (4.42 x 2.11 )



Vinyl flooring. A range of gloss wall and base units with laminate work surfaces above. Integrated sink and drainer unit with mixer tap above, breakfast bar, gas hob with extractor fan above, and split oven. Space for fridge freezer. Under counter space for washing machine. Wall mounted boiler. Wall mounted radiator. uPVC double glazed window to the front aspect. uPVC door to the side aspect. Coving. Ceiling light.



## Living Room

11'5" x 16'3" (3.49 x 4.97 )



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Gas fire. Two wall lights. Coving. Ceiling light.

## Inner Hall

2'10" x 8'11" (0.88 x 2.73 )

Continued vinyl flooring. Wall mounted radiator. Loft access. Ceiling light.

## Bedroom One

9'6" x 11'9" (2.92 x 3.59 )



Fitted carpet. Wall mounted radiator. Built in wardrobes and vanity unit. uPVC double glazed window to the rear aspect. Coving. Ceiling light.

## Bedroom Two / Snug

8'10" x 7'10" (2.70 x 2.40)



Vinyl flooring. Wall mounted radiator. Fitted wardrobes. uPVC double glazed windows and door to the rear aspect. Coving. Ceiling light.

## Bathroom

5'9" x 5'8" (1.76 x 1.73 )



Tiled flooring. Low level WC. Pedestal wash hand basin. Shower cubicle with electric shower. Wall mounted radiator. Partially tiled walls. Obscured uPVC double glazed window to the side aspect. Extractor fan. Coving. Ceiling light.

## Outside



To the front of the property is a raised garden with AstroTurf for low maintenance. A paved driveway leads to the side of the property to a car port with gates access to the rear garden. The rear garden is largely lawned with an initial paved patio area accessed from the snug. A raised astroTurf area houses a greenhouse with a useful storage shed beyond.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **WE WON!**



### **Local Estate Agent Wins Prestigious British Gold Award for Customer Service**

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



Floor Plan



Floor Plan

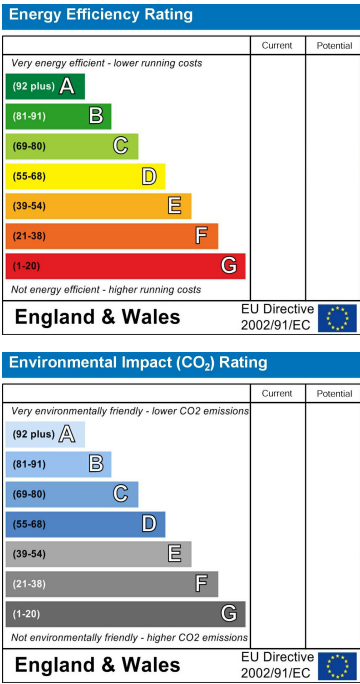


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.