

**SAMUEL
MAKEPEACE**
BESPOKE ESTATE AGENTS



Brown Avenue, Stoke-on-Trent, Staffordshire

£190,000

2 Bedrooms 2 Reception Rooms 1 Bathrooms

Red and yellow and pink and green, Purple and orange and blue, I can sing a rainbow, Sing a rainbow, Sing a rainbow too. While 'Brown' might not be a colour of the rainbow, I'm sure this fantastic property will brighten up your day regardless! This TWO BED semi detached dormer bungalow on a corner plot, set in a popular church lawton estate has everything you will need. Step inside and you are greeted by an entrance hall that leads onto all rooms, it also has a handy storage cupboard for coats and shoes. Into the LARGE LOUNGE, there is plenty of living space here with lots of natural light from the bay window. The kitchen is next, which has a CONTEMPORARY MODERN fitted kitchen, with plenty of worktop and cupboard space. There is a separate dining room which is a large room with plenty of space again in here. The handy conservatory is an ideal space for an office, second living room or even a play room, there are patio doors out onto the garden making it an ideal room in the summer. Downstairs is finished off with a FULLY TILED shower room, a modern finish with shower cubicle, LLWC and vanity hand wash basin! Upstairs you will find TWO BEDROOMS. The main is a DOUBLE BEDROOM with fitted wardrobes and plenty of space. The second is a comfortable single room, with fitted wardrobes and space for more furniture. Externally, there is a enclosed private rear garden, it is elevated with artificial lawn and gravel areas. The property is close to Alsager which has all local amenities, it is also a short drive away from Sandbach. What are you waiting for? Call SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY!

Interior

Ground floor

Entrance Hall

Double glazed single front door, cupboard, laminate wood flooring, radiator.

Lounge

Double glazed bay window, laminate flooring, electric fireplace, radiator.

Dining Room

Double glazed window, laminate flooring, radiator.

Kitchen

Double glazed window, range of fitted wall and base kitchen cupboards, space for cooker, cooker hood, work surfaces, sink and drainer, space for dishwasher, space for fridge freezer, double glazed door to conservatory.

Conservatory

UPVC conservatory, double glazed windows, tiled flooring, patio doors, plumbing for washing machine.

Shower Room

Double glazed window, shower cubicle, tiled flooring, tiled walls, LLWC, vanity hand wash basin, extractor fan, radiator.

First Floor

Bedroom One

Double glazed window, fitted wardrobes, cupboard, loft access radiator.

Bedroom Two

Double glazed window, fitted wardrobes, radiator.

External

Front Garden

Tarmac driveway, space for multiple vehicles, side access to rear.

Rear Garden

Elevated garden, gravel path, artificial lawn, side access to front.

Garage

Detached single garage, up and over door, window.



EPC Rating:
E

Council Tax:
Band B

Local Authority:
Cheshire East Council

Tenure:
Freehold





Call us now 01782 914 444 to enquire!

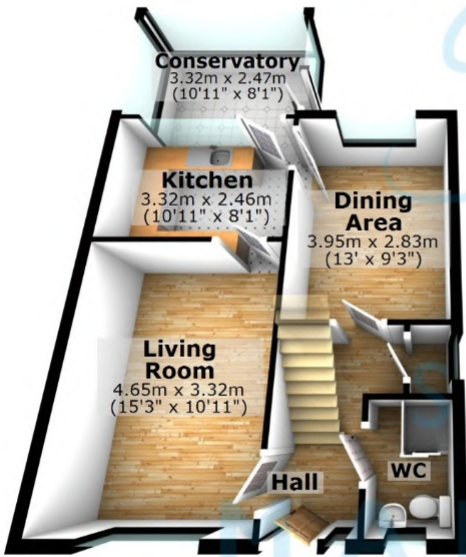




We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01762 914 444. Plan produced using Planit.

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Ground Floor



First Floor



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