22 Hawthorne Avenue, Stoke-On-Trent

£235,000 Freehold

Delightful 2-bed detached bungalow, single-level living ideal for downsizers, with practical layout and plenty of space to relax and enjoy everyday comfort. • Spacious living room with living flame fire, kitchen with sleek white cabinetry, contrasting worktops, integrated fridge, freezer, washer, double oven & gas hob. • Two well-sized bedrooms with fitted wardrobes, one with glazed French doors. Large shower room with walk-in electric shower, vanity basin with storage, and WC. • South-facing rear garden, handy garage for storage or parking. Front lawn with paved pathway and driveway providing off-street parking for convenience.

Mirror, mirror on the wall… looking for the perfect place to downsize and have it all?
Welcome to **Hawthorne Avenue, close to Newcastle-under-Lyme**, where this delightful two-bedroom detached bungalow is ready to reflect a wonderful next chapter. Perfect for downsizers seeking **comfortable single-level living**, with **Royal Stoke Hospital, local shops, schools, and transport links all within easy reach**.

The magic doesn't stop at the door… step inside and the **living room reveals itself like a reflection in the mirror**. This **generously sized space** is ready to welcome you with open arms, centred around a **gorgeous living flame fire set within a traditional surround**, bringing warmth, and a little fairy-tale cosiness to the room. It's the perfect spot to curl up after a long day, host friends, or simply sit back and think… *"Mirror, mirror on the wall, this might just be my favourite room of all."*

Just off the living room, the tale continues into the **kitchen**, where a little everyday magic awaits. Fitted with **sleek white cabinetry and contrasting worktops**, there's plenty of storage and workspace to keep everything neat and organised. Integrated appliances include a **fridge, freezer, washing machine, double oven and four-burner gas grill with extractor fan above**, giving you everything you need whether you're preparing a quick bite or cooking up a feast fit for snow white and the seven dwarfs. With space ready for all your culinary creations, you might just feel like whistling while you work as this kitchen keeps the heart of the home running happily ever after.

The fairytale continues as you discover **two well-sized bedrooms**, both complete with **fitted wardrobes**, perfect for keeping everything neatly tucked away, even the Evil Queen would be impressed with the storage. One of the bedrooms even boasts **glazed French doors to the rear**, opening out and bringing the outdoors in.

Completing the home is the **large shower room**, previously extended to create a wonderfully spacious setting. Fitted with a **sleek walk-in electric shower, vanity wash hand basin with plenty of storage underneath, and a WC**, it's a practical and stylish space where you can get ready for the day ahead… and perhaps feel like the **fairest of them all** while doing so.

Step outside into the **South-facing rear garden**, a perfect enchanted escape. Laid with a **patio area for low maintenance**, and framed by **mature shrubbery**, it offers a lovely spot to relax, enjoy the sunshine, or pot a few plants. Completing the outdoor space is a **handy garage**, ideal for all your essential storage or parking needs, keeping everything neatly tucked away. To the front, the home features a **lawned garden with a paved pathway** leading to the door, creating a welcoming arrival, and a **paved driveway infront of the garage** provides a safe spot for your car.

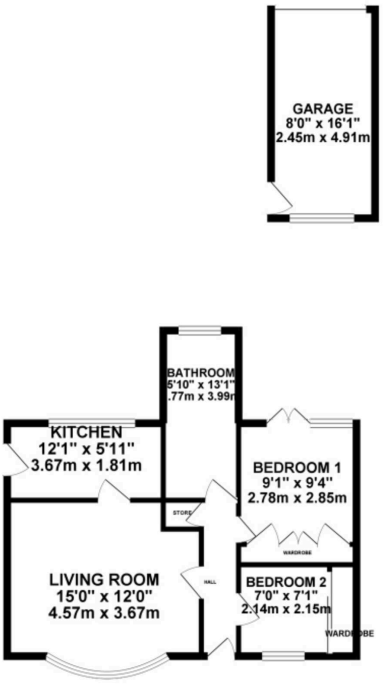
Delightful 2-bed detached bungalow on Hawthorne Avenue, close to Newcastle-under-Lyme. Featuring a spacious living room with fire, kitchen, 2 bedrooms, large shower room, garage, driveway and south-facing garden. Ideal for downsizers seeking single-level living. Close to the royal Stoke, local amenities, and transport links.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

GROUND FLOOR 664.99 sq. ft.
(61.78 sq. m.)



TOTAL FLOOR AREA : 664.99 sq. ft. (61.78 sq. m.) approx.

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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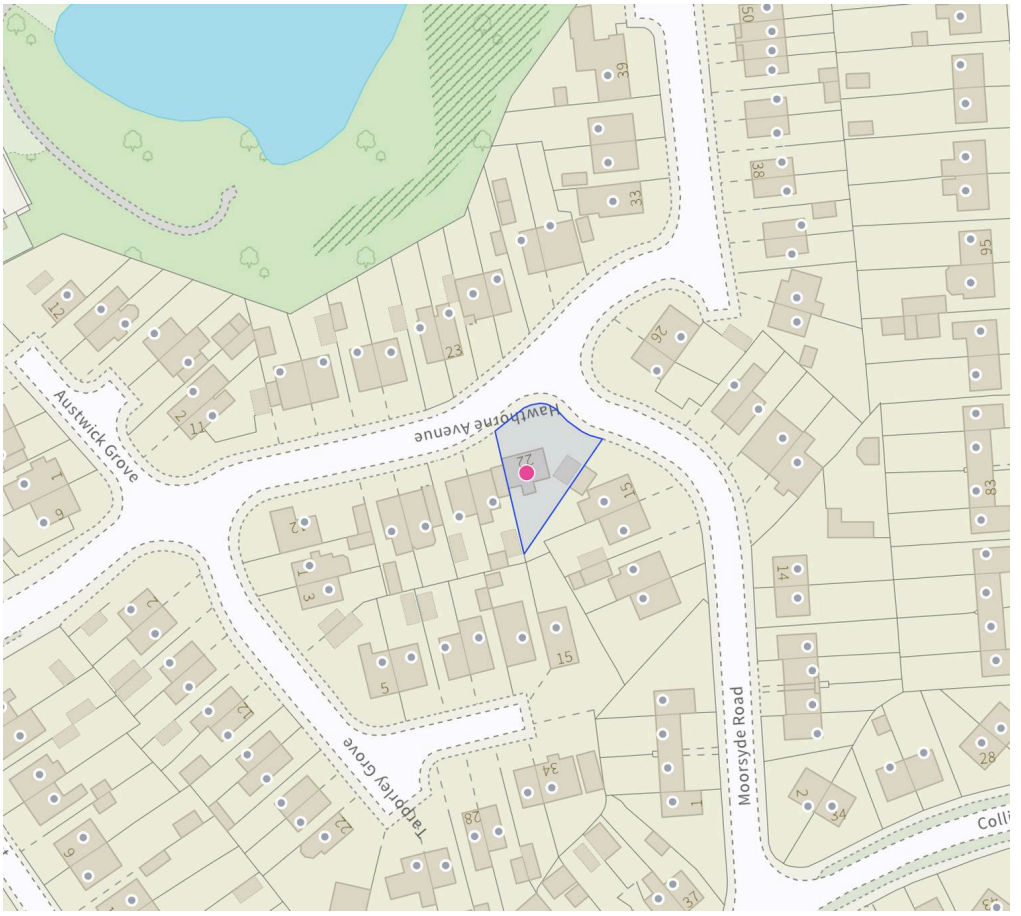

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