Whittaker & Biggs
Est. 1930
Rostons Group

# 9 Woodside Avenue, Brown Edge, Stoke-On-Trent, ST6 8RX

## Asking Price £273,000

- Detached bungalow
- Cul-de-sac location
- Desirable location
- Two bedrooms
- Detached garage and driveway
- Beautifully presented throughout
- Double glazed throughout

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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# 9 Woodside Avenue, Stoke-On-Trent ST6 8RX

Whittaker & Biggs are delighted to offer to the market this beautifully presented detached bungalow. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and manageable home.

You are greeted by a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bungalow boasts a thoughtfully designed layout, ensuring that every space is utilised effectively. The bathroom is conveniently located, catering to the needs of both residents and visitors alike.

The property is double glazed throughout, enhancing energy efficiency and providing a peaceful environment. Outside, you will find a detached garage and a driveway, offering ample parking space and additional storage options. The well-maintained garden adds to the appeal, providing a lovely outdoor space to enjoy the

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Council Tax Band: C

### Porch
2'11" x 2'11"
Composite door with transom window to the side aspect.

### Hallway
13'4" x 6'9"
Wood glazed door to the side aspect, radiator, loft hatch.

### Sitting Room
12'1" x 11'8"
UPVC double glazed bay window to the frontage, gas fire, tiled hearth and surround, wood mantel, radiator.

### Bedroom One
12'11" x 11'2"
UPVC double glazed window to the rear, radiator.

### Snug / Bedroom Two
12'1" x 9'8"
UPVC double glazed window to the frontage, radiator.

### Kitchen
10'2" x 9'8"
UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, units to the base and eye level, space for a range cooker (Rangemaster available by separate negotiation), extractor hood, under mount ceramic sink, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, cupboard housing the Worcester combi boiler, space for a free standing fridge freezer, inset ceiling spotlights.

### Bathroom
6'6" x 5'2"
UPVC double glazed window to the side aspect, L-shaped bath, chrome waterfall mixer tap, shower over, chrome fitments, rainfall shower head, concertina glass shower panel, vanity wash hand basin, chrome waterfall mixer tap, low level WC, partly tiled, radiator, extractor fan, inset ceiling spotlights.

### Loft
Part boarded- pull-down-ladder, light.

### Externally
To the frontage, concrete driveway, hedge and fence boundary, mature trees and shrubs.

To the rear, gravel patio, area laid to lawn, raised pond with electrics, fruit bearing apple tree, cold water tap, hedge and fence boundary, garage.

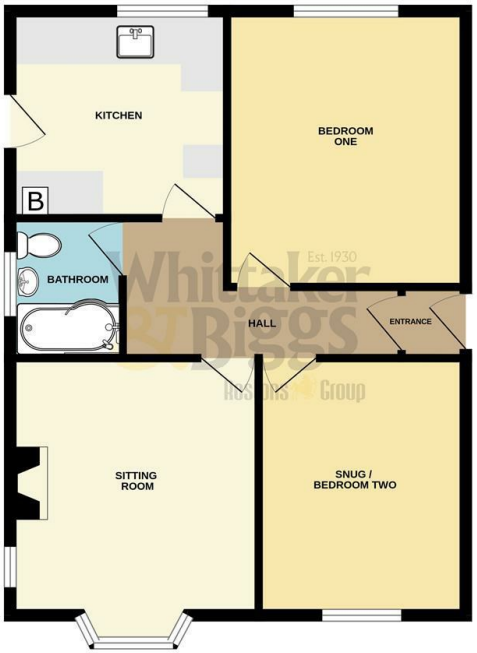
### Garage
Detached, brick construction, metal up-and-over door, window to the side aspect, power and light.

## AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost

of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

FAMILY

GROUND 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.
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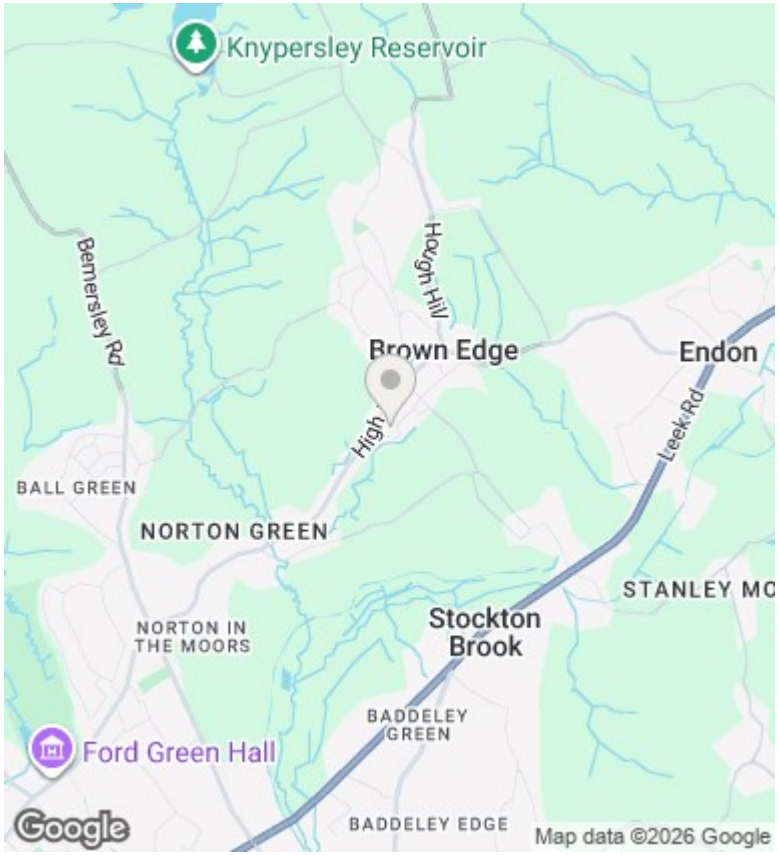


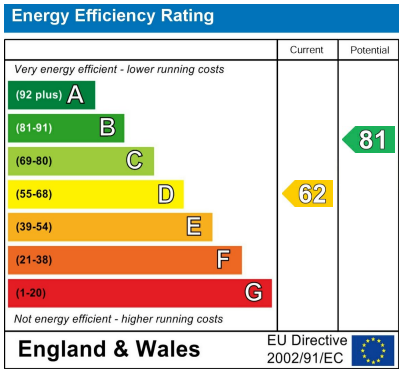

## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

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