



34 Yoxall Avenue

Hartshill, Stoke-on-Trent, ST4 7JH

Offers In Excess Of £184,950

Property Features

- Traditional Semi-Detached Property
- Three Double Bedrooms
- Family Bathroom With Separate WC
- Modern Fitted Kitchen
- Detached Brick Garage With Access To Rear
- Private Rear Garden
- Convenient & Popular Location
- Close Proximity To Royal Stoke Hospital



Full Description

Heywoods are delighted to welcome to the sales market this traditional semi-detached property located in the popular and convenient area of Hartshill, within close proximity of Royal Stoke Hospital and handily placed close to local amenities and schools. Well maintained and beautifully presented throughout this family home offers well planned accommodation comprising; storm porch, entrance hall, lounge, dining room, modern fitted kitchen, rear lobby/storage, to the first floor there is a family bathroom with separate WC and three double bedrooms. Externally there is a mature private enclosed rear garden with access to the rear where there is a detached brick garage, to the front a driveway provides off road parking. Viewing is highly recommended!

STORM PORCH

With Upvc door and glazed side panels, laminate wood floor covering

ENTRANCE HALL

With laminate floor covering, smoke alarm

LOUNGE

13' 5" x 10' 9" (4.1m x 3.3m)
(measurement into bay)

With Upvc double glazed bay window to the front, wall mounted pebble effect electric fire, coving, TV aerial point

DINING ROOM/SECOND RECEPTION

12' 9" x 11' 9" (3.9m x 3.6m)

With laminate floor covering, coving, TV aerial point, door with side glazed panels providing access the garden

FITTED KITCHEN

13' 9" x 8' 10" (4.2m x 2.7m)

With a range of high gloss base and wall units, sink with mixer tap, splashbacks, wine rack, integrated fridge, freezer, washer machine, built in oven with gas hob and extractor over, Upvc double glazed window to the rear, laminate floor covering, door leads to;

REAR LOBBY/STORAGE AREA

16' 4" x 5' 2" (5m x 1.6m)

With access to front and rear

LANDING

With frosted Upvc double glazed window, loft access, smoke



alarm

SEPERATE WC

7' 2" x 2' 11" (2.2m x 0.9m)

With WC, wash hand basin, frosted Upvc double glazed window

BEDROOM

8' 10" x 7' 10" (2.7m x 2.4m)

With Upvc double glazed window to the rear, built in shelving

BEDROOM

12' 1" x 11' 9" (3.7m x 3.6m)

With Upvc double glazed window to the rear, coving

BEDROOM

10' 9" x 9' 2" (3.3m x 2.8m)

With Upvc double glazed window to the front, coving



FAMILY BATHROOM

7' 10" x 5' 2" (2.4m x 1.6m)

With bath and shower attachment over, wash hand basin, built in storage cupboard, chrome towel radiator, Upvc double glazed frosted window to the front



EXTERNALLY

Mature private enclosed rear garden with detached brick garage and access to the rear, driveway to the front providing off road parking

%epcGraph_c_1_185%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



%epcGraph_c_1_339%

The Estate Offices
Blackfriars Road
Newcastle-under-
Lyme
Staffordshire

www.heywoodsproperty.co.uk
u2us@heywoodsproperty.co.uk
01782 617343

The Home  Makers