



**George Avenue  
Stoke-on-Trent  
Staffordshire  
ST3 6DQ**

**Offers in Excess of £160,000**

**bettermove**

# George Avenue Stoke-on-Trent

Bettermove are proud to present this recently renovated 3 bedroom terraced house in Stoke-on-Trent available with no forward chain.

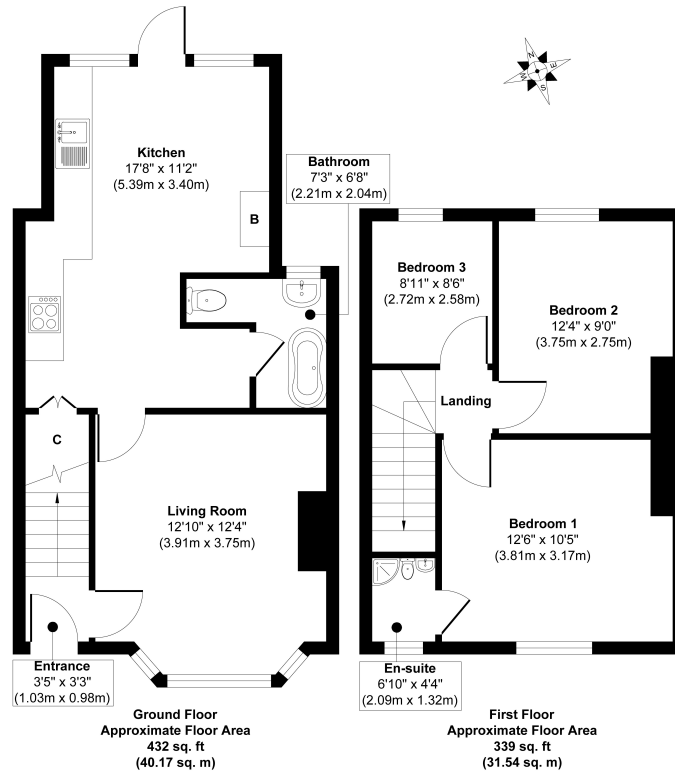
The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, the fitted kitchen and the family bathroom on the ground floor. The first floor consists of three bedrooms, including the master bedrooms with an ensuite bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Stoke-on-Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A50, Blythe Bridge Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





**Approx. Gross Internal Floor Area 771 sq. ft / 71.71 sq. m**  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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