



Winchester Avenue,  
Bentilee



**OneAgency**

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# Offers in Region of £140,000

This three-bedroom semi-detached home in Bentilee, offers a fantastic opportunity for both owner occupiers and landlords. On the ground floor, you'll find a welcoming entrance lobby leading into a bright living room, a spacious kitchen/diner, and a handy utility area. There's also a useful storage space which has the potential to be converted into a downstairs WC, subject to requirements. Upstairs, the home provides three well-proportioned bedrooms along with a family bathroom, making it a great option for families. Externally there are gardens to the front and rear.





### Entrance Lobby

Door to front, fitted storage space, stairs to first floor.

### Living Room

5.98m max x 3.18m max (19' 7" x 10' 5") Double glazed windows to the front and rear, radiator, feature fireplace.

### Kitchen / Diner

3.45m max x 3.50m max (11' 4" x 11' 6") Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, plumbing washing machine, fitted extractor fan, double glazed window to the side and rear.

### Utility Area

2.37m x 1.46m (7' 9" x 4' 9") Double glazed window to the front, door to side.

### Storage Area

Double glazed window to the side. Ideal space to instal WC.

### Landing

Access to loft with built in storage area with Worcester Boiler.

### Bedroom One

4.23m max x 3.50m max (13' 11" x 11' 6") Double glazed window to the front, radiator.

### Bedroom Two

3.29m x 3.19m (10' 10" x 10' 6") Double glazed window to the front, radiator.

### Bedroom Three

2.64m max x 3.19m max (8' 8" x 10' 6") Double glazed window to the rear, radiator.

### Bathroom

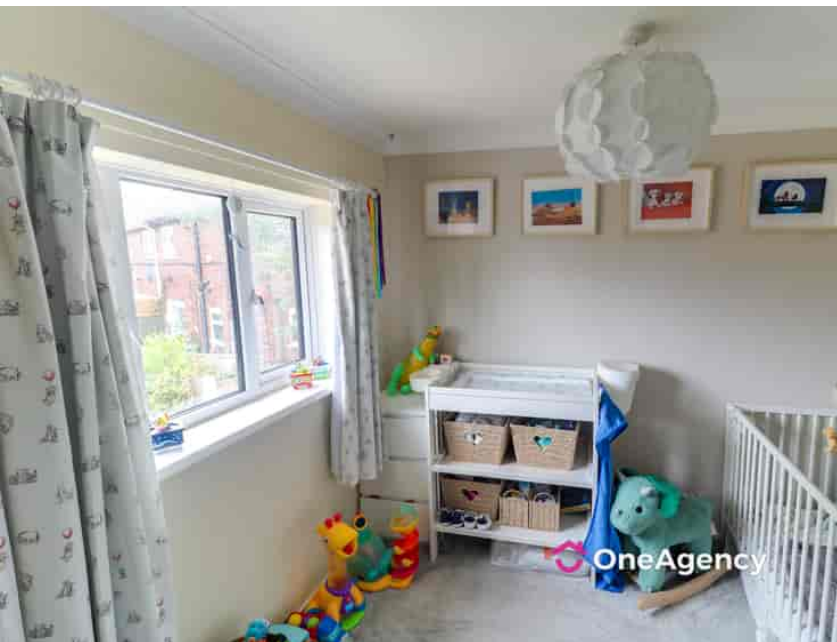
2.32m x 1.66m (7' 7" x 5' 5") Double glazed frosted window to the side, bathroom suite comprising of panel bath with electric shower above, WC and hand wash basin. Radiator, tiled walls.

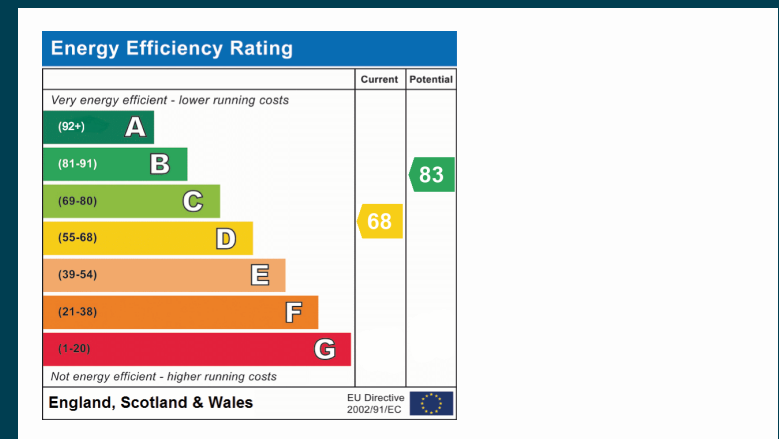
### Outside

Gardens to front and rear with good sized patio area.

### Agents Notes

Stoke-on-Trent Council Tax Band A





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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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