



Fairbank Avenue,  
Oakhill, Stoke-on-  
Trent



**OneAgency**

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# Offers in Excess of £125,000

Semi detached house with garage, situated in the popular location of Oakhill, convenient for Bakewell Street Park and Royal Stoke University Hospital.





## GROUND FLOOR

### ENTRANCE HALLWAY

0m x 0m (0' 0" x 0' 0") Stairs to first floor, door to front, radiator, under stairs storage with double glazed frosted window to side.

### LIVING ROOM / DINING ROOM

7.00m x 3.32m (23' 0" x 10' 11") Double glazed french doors to rear, double glazed window to the front, two radiators.

### KITCHEN

4.72m x 1.80m (15' 6" x 5' 11") Fitted kitchen units, sink and drainer unit with mixer tap, radiator, wall mounted Glow-Worm boiler

### LANDING

Double glazed frosted window to the side.

### BEDROOM 1

3.68m to wardrobes x 3.35m (12' 1" x 11' 0") Two double glazed windows to the front, radiator, fitted mirrored wardrobes.

### BEDROOM 2

2.72m to wardrobes x 3.49m (8' 11" x 11' 5") Double glazed window to the rear, radiator, fitted wardrobes.

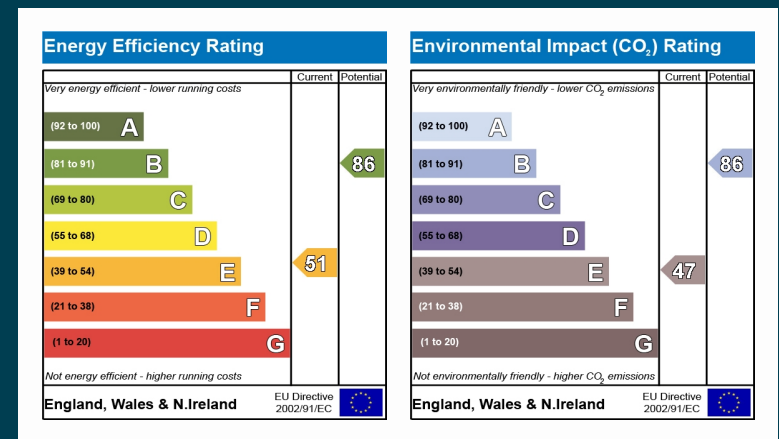


## BATHROOM

2.52m x 1.78m (8' 3" x 5' 10") Bathroom suite comprising of panelled bath with electric shower over, WC and pedestal wash hand basin, radiator. Double glazed window to the rear.

## OUTSIDE

Front and rear gardens. Garage.



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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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