



Douglas Avenue,  
Oakhill



**OneAgency**

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# £260,000

A mature three bedroom semi-detached house in the sought after location of Oakhill. This property has original character features such as Quarry/Minton tiles, original tall wooden doors, skirting/dado rails and benefits from thoughtful renovation throughout. The front of the property has off-road parking for two cars and a lawned garden. Not overlooked at the rear; this property has a block paved patio area, lawned section and mature shrubs. Viewing is highly advised!





## Ground Floor

### Porch

2.62m x 0.79m (8' 7" x 2' 7") Entered through double doors and tiled flooring.

### Hallway

4.04m x 2.60m (13' 3" x 8' 6") Minton tiles and a spacious welcome, an under stairs storage cupboard with plumbing for a washer-dryer and quarry tiled flooring. The hallway has recently undergone renovation this year!

### Reception Room One

4.44m x 3.64m (14' 7" x 11' 11") A double glazed bay window to the front, radiator, carpet flooring with a modern hearth.

### Reception Room Two

4.08m x 3.63m (13' 5" x 11' 11") A sliding door to the rear garden, multi fuel log burner, radiator and carpet flooring.

### Kitchen

2.88m x 2.58m (9' 5" x 8' 6") A fitted kitchen with extra high wall units and base units with solid wood worktops. Integral "Slide and Hide" Neff oven with gas hob and extractor hood over. Belfast style ceramic sink basin with mixer tap, space for a fridge/freezer, UPVC door to the side with access to the rear garden. Double glazed window to the rear. Small radiator and quarry tiled flooring.

## First Floor

### Landing

2.58m x 2.47m (8' 6" x 8' 1") A double glazed window to the side and carpet flooring.

## Bedroom One

3.93m x 3.64m (12' 11" x 11' 11") A double glazed window to the rear, radiator and wooden flooring.

## Bedroom Two

3.64m x 3.63m (11' 11" x 11' 11") A double glazed window to the front, radiator and carpet flooring.

## Bedroom Three

2.60m x 2.13m (8' 6" x 7' 0") A double glazed window to the front, radiator and carpet flooring.

## Bathroom

2.86m x 2.58m (9' 5" x 8' 6") A white suite comprising of a roll-top bath, walk-in shower unit with glass screen, W/C, vanity hand wash basin topped with sides topped with marble. Extra tall towel radiator, underfloor heating, double glazed window to the rear and wood effect flooring.

## External

Front - A blue slate driveway providing off road parking for two cars and a lawned garden area.

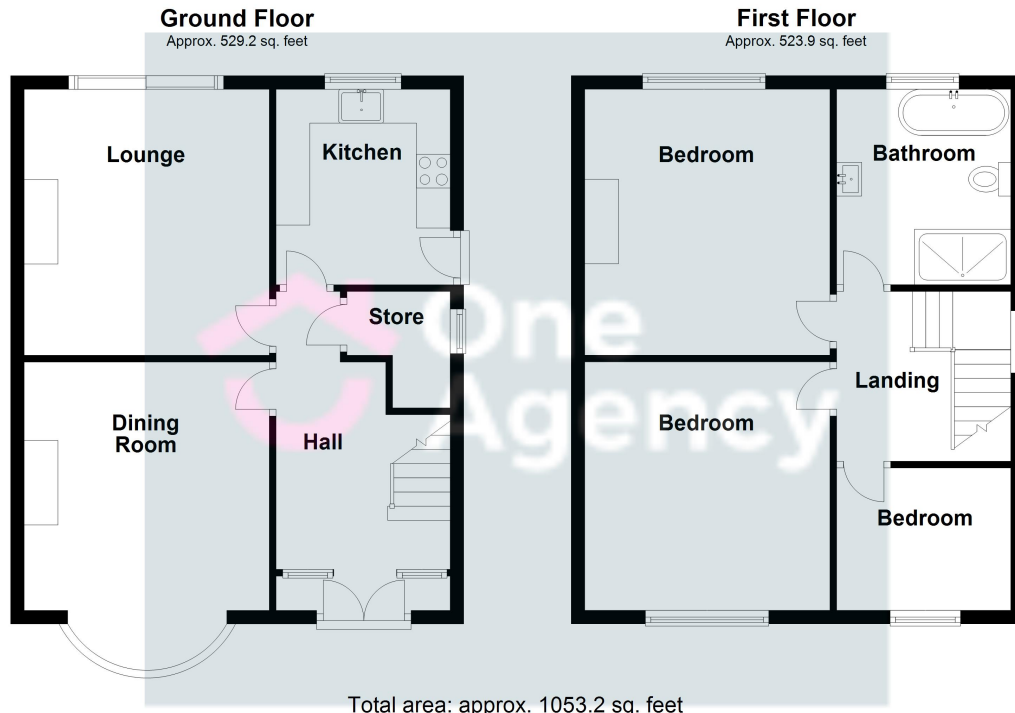
Rear - A block paved patio area, pebbled section, storage shed and well laid lawn area with fenced borders and mature shrubs.

## Loft

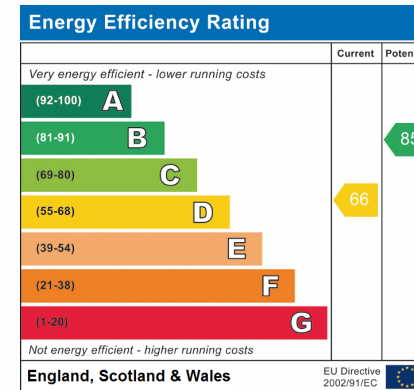
A wide collapsible ladder leading to a well-insulated loft with a raised platform for storage. Nuaire PIV unit hung in roof space to circulate air around the home.

## AGENTS NOTES

The council tax band is C. The local authority is Stoke-on-Trent.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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