



Kingsland Avenue,
Oakhill



OneAgency

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Offers in Excess of £200,000

A mature three bedroom semi-detached house in the sought after location of Oakhill. The ground floor benefits from an entrance hallway, two reception rooms and modern kitchen. The first floor has three bedrooms and family bathroom with walk in shower! Externally the property has off road parking and garage to the front, the rear garden has a patio area, decked area and lawned section with fenced borders. Located close to Royal Stoke Hospital! An ideal first time buy! Viewing is highly advised.





Ground Floor

Hallway

4.75m x 1.81m (15' 7" x 5' 11") UPVC front door, under stairs storage, radiator and tiled flooring.

Reception Room One

4.17m x 3.65m (13' 8" x 12' 0") A double glazed bay window, fireplace and surround, radiator and carpet flooring.

Reception Room Two

3.96m x 3.34m (13' 0" x 10' 11") A double glazed window to the rear, radiator and carpet flooring.

Kitchen

2.88m x 2.24m (9' 5" x 7' 4") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, worcester combi-boiler, space for a fridge/freezer, double glazed window, UPVC side door, radiator, part tiled splash backs and laminate flooring.

First Floor

Bedroom One

3.94m x 3.36m (12' 11" x 11' 0") A double glazed window, radiator and carpet flooring.

Bedroom Two

3.53m x 3.05m (11' 7" x 10' 0") A double glazed window, radiator and carpet flooring.

Bedroom Three

2.45m x 2.44m (8' 0" x 8' 0") A double glazed window, radiator and carpet flooring.

Bathroom

2.84m x 2.09m (9' 4" x 6' 10") A white suite with bath, walk in shower, low level W/C, pedestal hand wash basin, double glazed window, radiator and vinyl flooring.

External

Front - A driveway providing off road parking and artificial grass area with shrubs and fenced border and gated access.

Rear - A paved patio area, lawned section and shrubs with fenced borders.

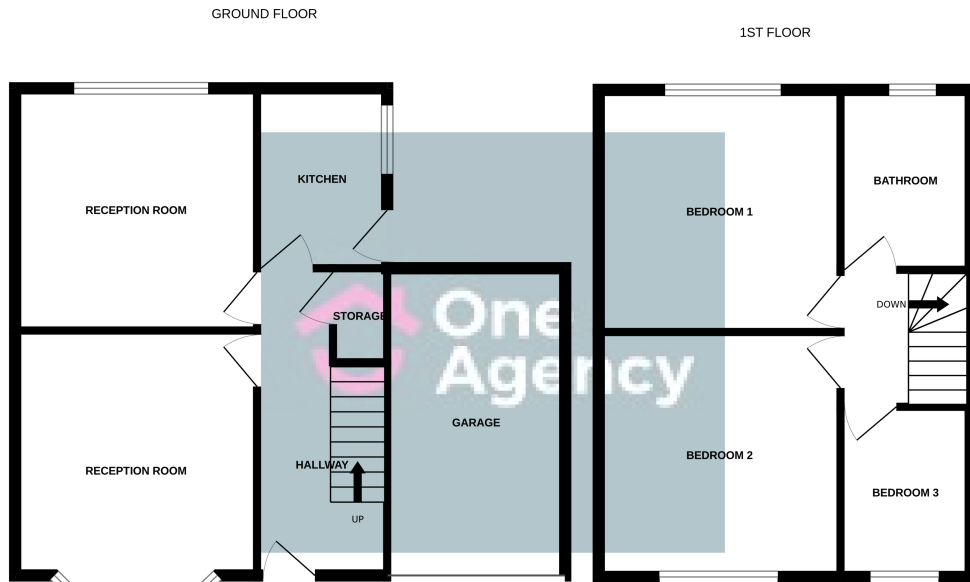
Garage

4.99m x 2.22m (16' 4" x 7' 3") An up and over door, electric power and lighting.

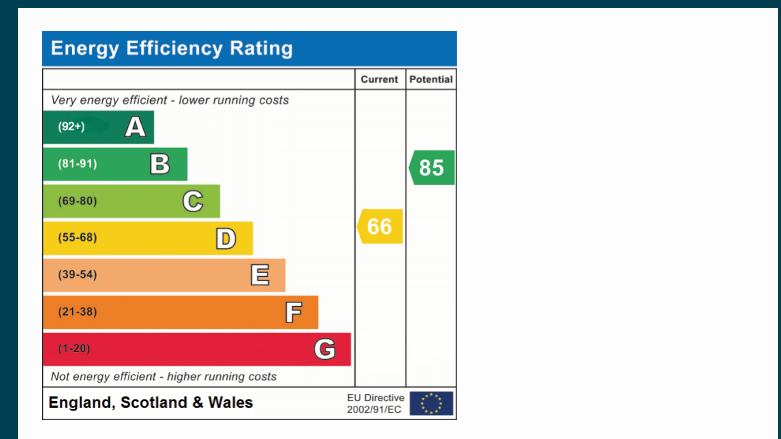
Agents Notes

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





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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