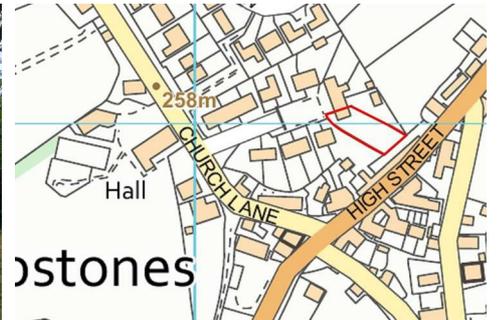




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



12 Daisy Avenue, Stoke-On-Trent, ST10 2LE

Offers In The Region Of £229,950

A rare opportunity has arisen to purchase this two bedroom semi-detached home situated at the head of a quiet cul-de-sac in the popular village of Ipstones. This home provides deceptive accommodation to the ground and first floor, with the opportunity to extend (subject to obtaining the relevant planning permission). Externally, the property boasts a larger than average garden at the rear elevation mainly laid to lawns with established fruit trees, vegetable plot and raised borders. Set in an elevated position offering views over the surrounding countryside.

Viewing Essential to appreciate the location and potential on offer.



Directions

From our Derby Street office take the A523 Ashbourne Road out of the town. Upon reaching the Bottomhouse cross roads turn right signposted Ipstones. Follow this road in tot he village and take the first turning right into Church Lane and the first right again into Daisy Avenue, where number 12 is situated at the head of the cul-de-sac identifiable by our For Sale board.

Accommodation Comprises:



A covered porch leads into an entrance hall with uPVC double glazed external door and window to the front aspect, single radiator and stairs off.

Living Room 12'0" x 11'6" (3.66m x 3.51m)



The living room provides a uPVC double glazed window to the front and side aspects, single radiator and wall mounted fire with granite hearth.

Kitchen 16'4" x 9'3" (4.99m x 2.82m)



The kitchen comprises a range of base cupboards and drawers, built in fridge freezer, plumbing for an automatic washing machine, plumbing for a dish washer, space for a tumble dryer, tile splash backs, matching wall mounted cupboards, concealed gas fired central heating boiler, built in original house

keepers cupboard, double glazed window to the rear aspect, heated towel rail, tiled floor, built in cloak cupboard and built in pantry.

Rear Porch

The rear porch has a uPVC external door to the side aspect and tiled floor.

W.C Off

Housing a low level lavatory, uPVC obscured double glazed window to the side aspect and tiled floor.

Built in Store Cupboard

First Floor Landing

With built in airing cupboard and loft access. The loft is boarded with lighting and a loft ladder.

Bedroom One 14'11" x 11'5" (4.57m x 3.49m)



Bedroom One offers uPVC double glazed windows to the front and side aspects, single radiator and built in over stairs storage.

Bedroom Two 12'2" x 9'3" (3.71m x 2.82m)



Bedroom Two has a uPVC double glazed window to the rear aspect, single radiator and built in wardrobes.

Bathroom 6'0" x 5'8" (1.84m x 1.75m)



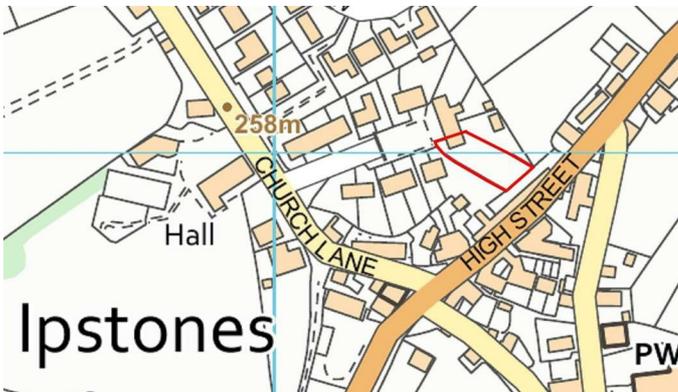
The bathroom comprises a white suite including a 'P' shaped bath with mixer tap and shower fitment, pedestal wash hand basin, low level lavatory, heated towel rail, uPVC obscured double glazed window to the rear aspect, laminate flooring, fully tiled walls and ceiling mounted Xpelair extractor fan.

Garden



The property boasts a spacious garden laid to lawns with established fruit trees (including apple and plumb trees), vegetable plot, raised borders, flagged patio area, lighting and cold water tap. There is also an adjoining garden store. To the front aspect there is a gravel area with raised and well stocked borders and pedestrian gated access to the rear aspect.

Externally



Externally, the property boasts a larger than average garden laid to lawn.

Council Tax Band

We believe the property is in band B

Local Authority

The local authority is Staffordshire Moorlands District Council.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to all mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

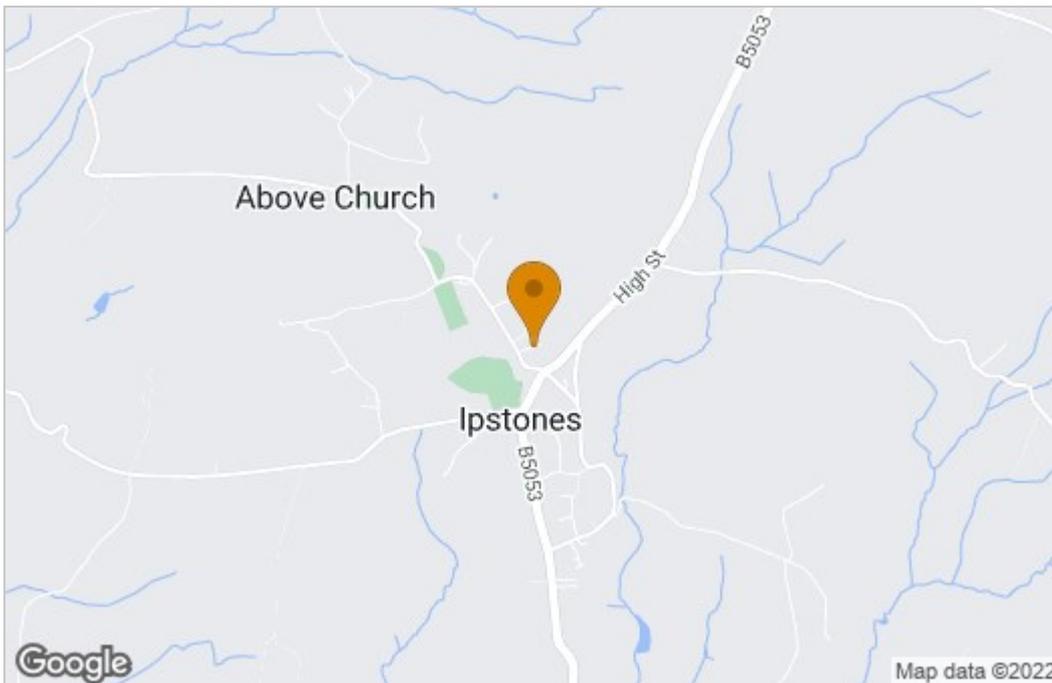
Floor Plan



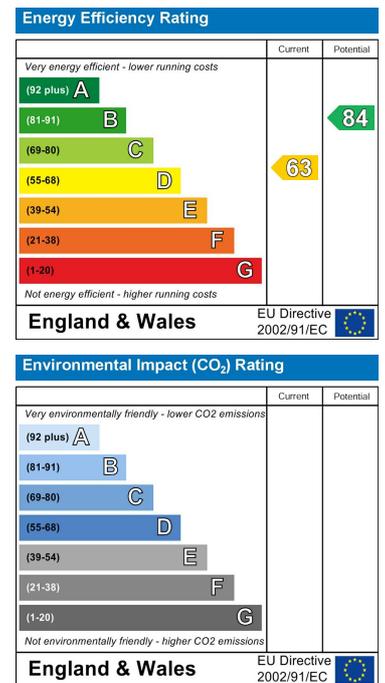
Total area: approx. 872.3 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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