



2 Sparch Avenue

ST5 9JW

Offers Over £240,000



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STEPHENSON BROWNE

Situated in the sought-after area of May Bank, this well presented extended semi-detached house on Sparch Avenue offers a perfect blend of comfort and modern living. Just a short stroll from a large green space ideal for leisurely walks and dog outings, this property is also blessed with a stunning garden that enhances its appeal.

Upon entering, you are welcomed by a charming hallway adorned with oak flooring and a practical understairs cupboard and W.C. The bay-fronted dining room boasts a feature fireplace, creating a warm and inviting atmosphere for family meals. The spacious second reception room is a true highlight, featuring a log-burning stove and French doors that open directly onto the garden, flooding the space with natural light.

The modern kitchen is well-equipped with ample storage cupboards, a gas hob, and integrated appliances, making it a delightful space for culinary enthusiasts. Ascending to the first floor, you will discover four well-proportioned bedrooms, three of which comfortably accommodate double beds, while the fourth serves as an ideal single room or study.

The bathroom is thoughtfully designed, featuring an airing cupboard for convenient towel storage, along with a toilet, sink unit, and a bath with a shower for your relaxation needs.

The garden is particularly special, featuring a decking area accessible through the French doors of the second reception room, perfect for outdoor entertaining. Additionally, it includes a gardening patch and grassy areas, providing a lovely outdoor retreat.

With a garage and a driveway that accommodates up to three cars, this property is not only a beautiful home but also a practical choice for modern family living. This delightful residence is sure to impress those seeking a blend of style, space, and convenience in a vibrant community.

Don't miss this fantastic opportunity to make this fabulous house your home - book a viewing with Stephenson Browne today!



Ground Floor

Entrance Hallway

Dining Room

10'9" x 10'8"

Living Room

16'0" x 10'8"

Kitchen

11'8" x 10'0"

Downstairs WC with Storage

First Floor

Landing

Bedroom One

11'10" x 10'8"

Bedroom Two

10'9" x 10'8"

Bedroom Three

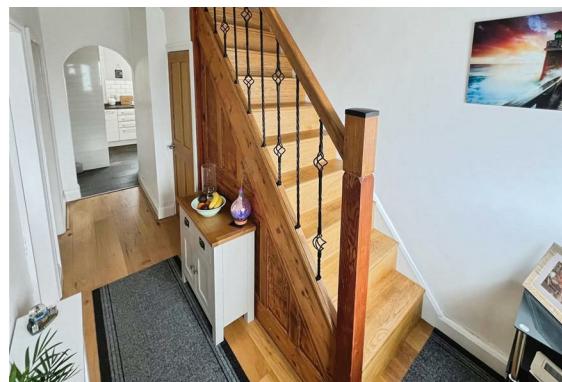
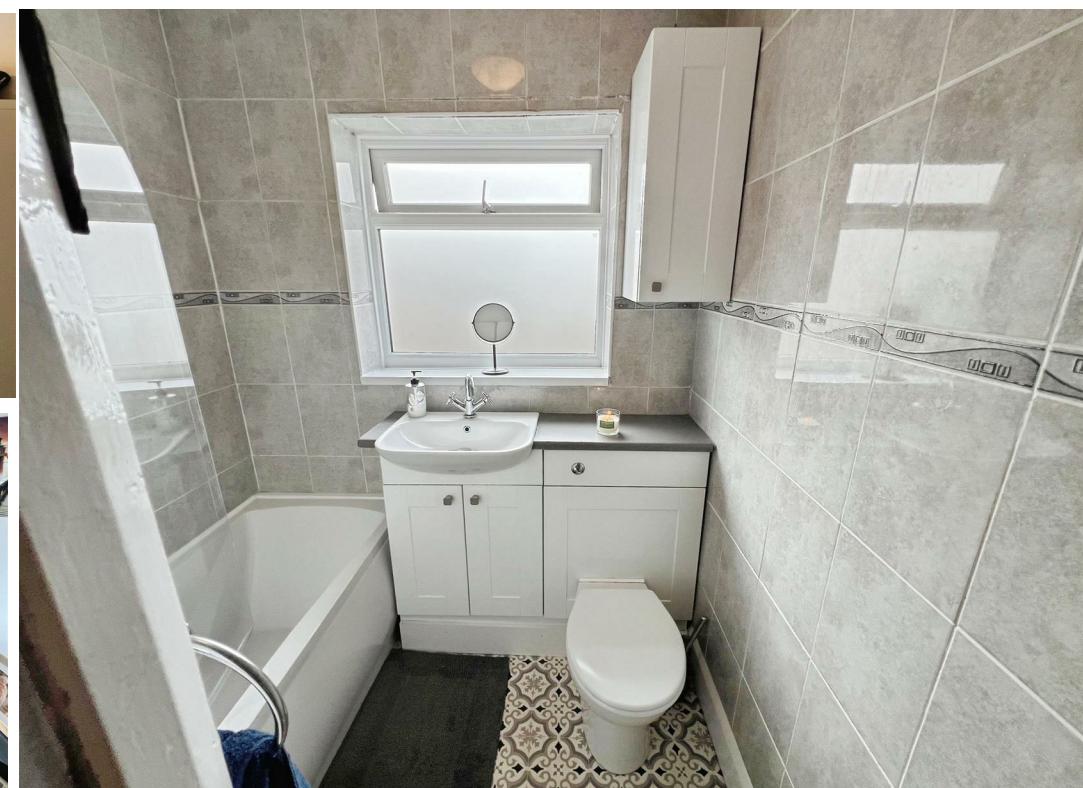
12'10" x 7'10"

Bedroom Four

9'11" x 6'6"

Garage

17'7" 7'11"

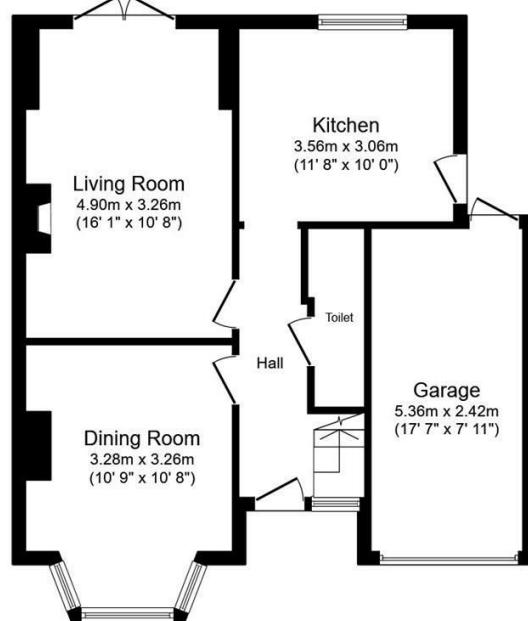


- Well Presented Semi Detached House
- Four Spacious Bedrooms
- Two Reception Rooms
- Log Burner/Stove
- Extended Modern Fitted Kitchen
- Downstairs WC with Storage Space
- Driveway Parking and Garage
- Large Rear Garden
- Highly Sought After Location
- Council Tax Band: C, Tenure: Freehold



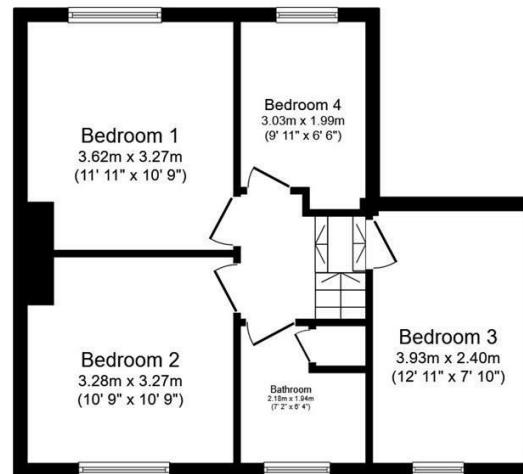


Floor Plan



Ground Floor

Floor area 61.3 m² (660 sq.ft.) approx



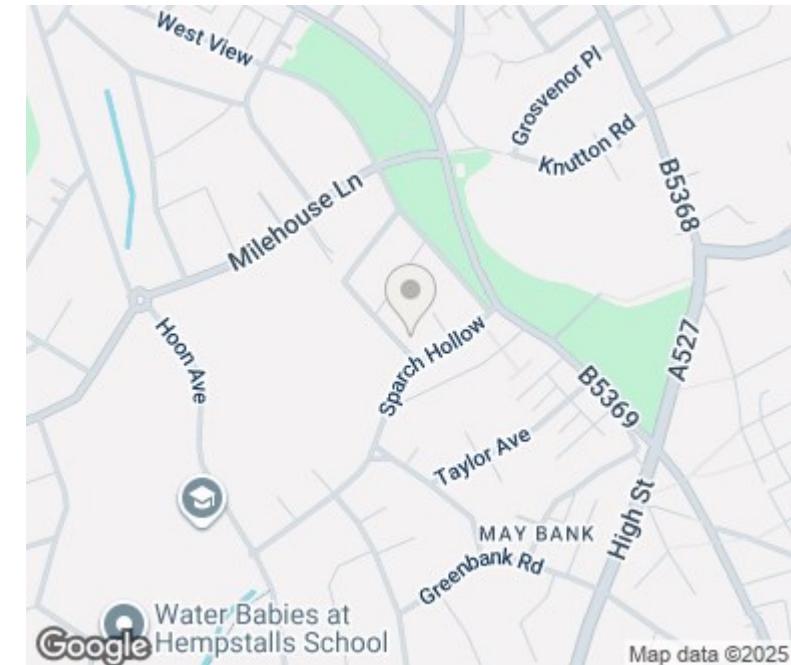
First Floor

Floor area 47.5 m² (511 sq.ft.) approx

Total floor area 108.8 m² (1,171 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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