5 Edward Avenue

ST4 8BY

£250,000

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STEPHENSON BROWNE

Set in the popular residential area of Trentham, this attractive three-bedroom home on Edward Avenue is an excellent opportunity for first-time buyers and young families. The property offers a well-thought-out layout with bright, spacious rooms and a welcoming feel throughout.

On the ground floor, you are greeted by a spacious hallway with understairs storage, cleverly designed with plumbing for a washer and dryer to maximize practicality. The heart of the home is the open-plan kitchen and dining room, an ideal space for both everyday living and entertaining, with French doors opening directly onto the rear garden. Flowing seamlessly from here, the living room is accessed through double doors and benefits from a feature bay window, creating a light-filled and inviting space perfect for relaxing with family.

Upstairs, the property continues to impress with three bedrooms. Two are generous doubles, while the third is a versatile single room that could easily serve as a nursery, study, or home office. The family bathroom is a fantastic size, fitted with a bath and shower over, sink, and WC, offering both style and functionality.

Externally, the property is equally appealing. To the front, a driveway provides off-road parking for up to three vehicles. To the rear, the garden is neatly landscaped and designed for both relaxation and socializing, with two paved patio areas ideal for outdoor dining or entertaining, a lawned area enclosed by fencing, and a dedicated space for a shed.

This well presented property offers a ready-to-move-into home while still giving buyers the opportunity to add their own personal style. With its combination of practicality, charm, and great location close to local schools, shops, and amenities, it is perfectly suited to starter families and first-time buyers alike.

Council Borough: Stoke- On-Trent City Council
Council Tax Band: TBC
Tenure: Freehold
EPC : C

Ground Floor

Kitchen/Dining Room
17'2" x 11'9"

Living Room
10'9" x 13'7"

Understairs Storage

First Floor

Bathroom
6'10" x 8'1"

Bedroom One
10'6" x 11'10"

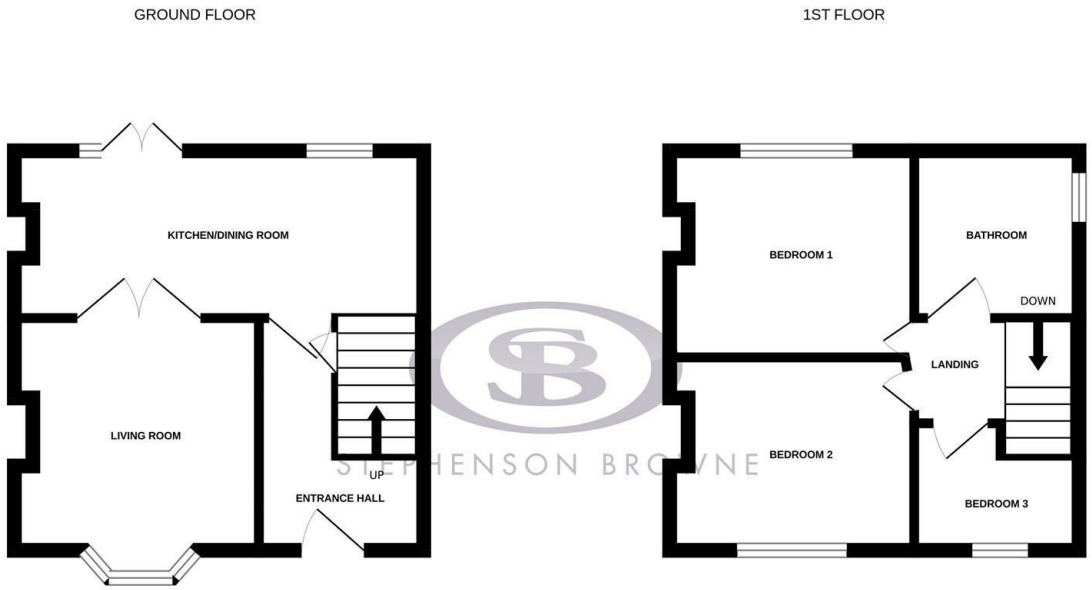
Bedroom Two
10'3" x 11'4"

Bedroom Three
6'5" x 8'3"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

- Sought-after location in Trentham, close to schools, shops & Trentham Gardens
- Attractive three-bedroom home, perfect for first-time buyers & families
- Welcoming hallway with understairs storage & utility space (plumbing for washer/dryer)
- Open-plan kitchen & dining area with French doors to the garden
- Bright living room with double doors & feature bay window
- Two generous double bedrooms plus versatile third bedroom/home office
- Spacious family bathroom
- Fully boarded loft offering excellent storage potential
- Driveway providing off-road parking for up to three vehicles
- Landscaped rear garden with lawn, two patio areas & shed space

Floor Plan



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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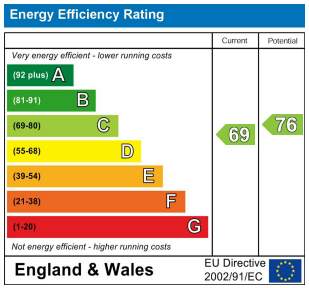
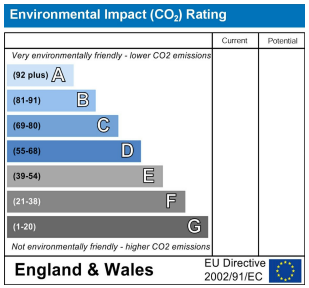
Area Map





Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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