



32 Westfield Avenue

Audley, Stoke-On-Trent, ST7 8EQ

All aboard! It's time to set sail, get out your compass and set the co-ordinates for WEST because upon the horizon there is a spacious semi detached property on WESTfield Avenue waiting to be discovered. Positioned with the most stunning back drop the accommodation on offer comprises a lounge dining room, fitted kitchen, three bedrooms, bathroom and seperate W.C. Externally the property benefits from a fully enclosed low maintenance rear garden with picturesque views over the open fields. Sold with no upward chain and ready for a new owner, call today to book a viewing. The co-ordinates are set, the captain has set sail and Westfield Avenue is in our sights, we will see you there.

Offers in excess of £150,000

32 Westfield Avenue

Audley, Stoke-On-Trent, ST7 8EQ



- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN
- LOW MAINTENANCE REAR GARDEN
- STUNNING OPEN VIEWS TO THE REAR
- THREE BEDROOMS
- NO UPWARD CHAIN
- LOUNGE & DINING ROOM
- BATHROOM PLUS SEPERATE W.C & DOWNSTAIRS W.C
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

11'1" x 6'3" (3.38 x 1.93)

The property has a double glazed entrance door to the front aspect coupled with an double glazed window to the side aspect. Stairs leading to the first floor. Radiator.

Lounge

14'0" x 12'9" (4.28 x 3.91)

A double glazed bay window overlooks the front aspect. Fireplace and radiator.

Kitchen

11'0" x 8'10" (3.36 x 2.70)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas with partly tiled walls. Under stairs storage cupboard and radiator.

Dining Room

10'4" x 9'10" (3.16 x 3.01)

A double glazed window overlooks the rear aspect. Fireplace housing electric fire. Radiator.

Rear Hall

14'7" x 3'11" (4.47 x 1.20)

A double glazed access leads to the

front and one leads out to the rear garden. Space and plumbing for washing machine. Two large storage cupboards and access to W.C.

W.C

4'8" x 2'7" (1.44 x 0.81)

A double glazed window overlooks the rear aspect. High level W.C.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

11'4" x 10'6" (3.46 x 3.21)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

12'4" x 10'2" (3.78 x 3.11)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

9'1" x 7'10" (2.79 x 2.39)

A double glazed window overlooks the front aspect. Fitted storage cupboard. Radiator.

Bathroom

8'0" x 5'6" (2.46 x 1.69)

A double glazed window overlooks the side aspect. Fitted with a bath and

wash hand basin. Storage cupboard housing central heating boiler. Radiator.

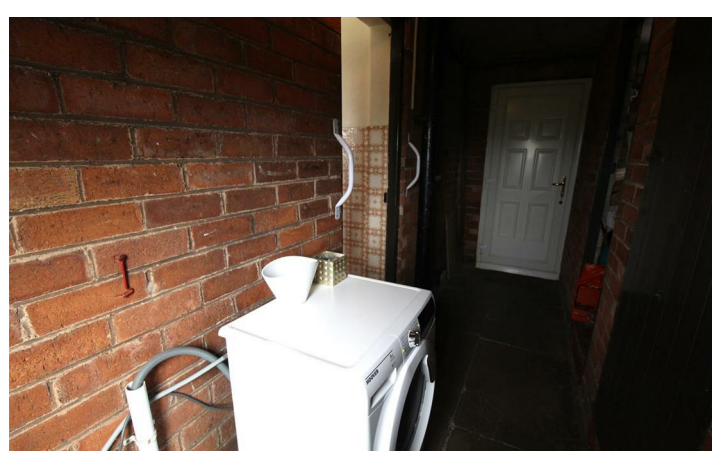
Seperate W.C

4'7" x 1'0" (1.41 x 0.31)

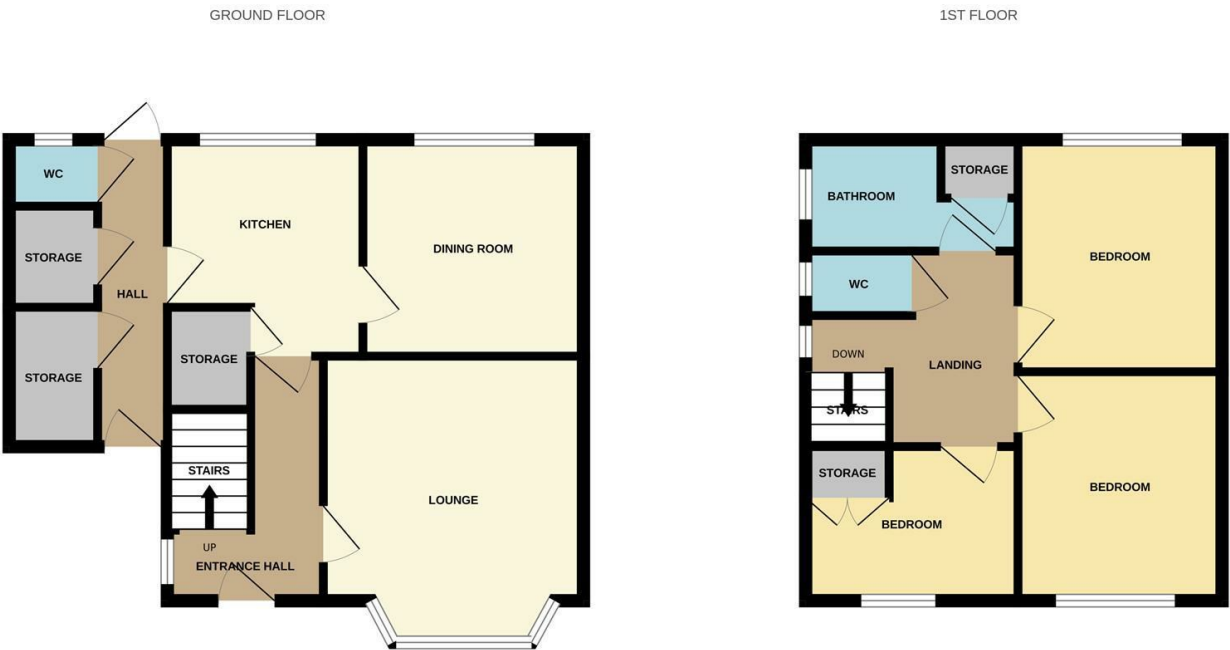
A double glazed window overlooks the side aspect. Fitted with a low level W.C.

EXTERIOR

To the front the property has gated access to a pathway leading to the entrance door and side access door, the rest of the frontage is laid to lawn with flower bed borders. To the rear the garden is low maintenance with a paved patio seating area and gravelled. The of the property has stunning open views over countryside.



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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