



36 Fairfield Avenue

Brown Edge, Stoke-On-Trent, ST6 8SA

"If you build it, they will come!" a famous quote from the classic film FIELD of dreams! Well happy home hunters your dreams have come true with this stunning semi detached property of FairFIELD Avenue. Spacious throughout and sold with no upward chain, all you need is the key. The accommodation on offer comprises lounge, conservatory, modern fitted kitchen, three double bedrooms, contemporary family bathroom and ensuite to the master. Externally the property benefits from ample off road parking to the front aspect and a low maintenance enclosed rear garden. To the rear the property has a number of outbuildings including a gymnasium, utility room, hot tub area and covered brick built BBQ. This is really beyond a field of dreams. Its a field of life, make it your life story and call and book a viewing today.

Offers in excess of £215,000

36 Fairfield Avenue

Brown Edge, Stoke-On-Trent, ST6 8SA



- STUNNING SEMI DETACHED
- LOUNGE & CONSERVATORY
- EN-SUITE TO MASTER
- NO UPWARD CHAIN
- SPACIOUS THROUGHOUT
- THREE DOUBLE BEDROOMS
- GYM & UTILITY ROOM
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- HOT TUB & BBQ AREA

GROUND FLOOR

Entrance Hall

9'4" x 5'11" (2.87 x 1.81)

The property has a double glazed entrance door to the front aspect. Stairs to the first floor. Radiator.

Lounge

17'11" x 11'7" (5.48 x 3.55)

A double glazed window overlooks the rear aspect coupled with double glazed doors leading into the conservatory. Wall mounted electric fire. Storage cupboard. Television point. Radiator.

Kitchen

11'8" x 9'1" (3.56 x 2.77)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit with side drainer. Coordinating work surface areas and partly tiled walls. Integrated double electric oven with hob over and cooker hood above. Space for fridge/freezer and plumbing for washing machine. Ceiling spotlights. Radiator.

Conservatory

16'4" x 10'5" (5.00 x 3.20)

A UPVC double glazed conservatory with double doors leading out to the rear aspect. Television point. Radiator.

FIRST FLOOR

First Floor Landing

15'10" x 5'8" (4.84 x 1.75)

A double glazed window overlooks the front aspect. Storage cupboard. Stairs to the first floor.

Bedroom Two

11'11" x 9'3" (3.65 x 2.82)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

11'9" x 9'7" (3.60 x 2.93)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

8'1" x 5'5" (2.48 x 1.66)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and heated towel radiator. Ceiling spotlights.

SECOND FLOOR

Bedroom One

17'7" x 10'0" (5.37 x 3.07)

The master bedroom has ceiling sky lights, with opening leading into the dressing room. Eaves storage. Ceiling spotlights and radiator.

En-Suite

Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Fully tiled walls and heated towel radiator.

EXTERIOR

To the front there is a large driveway with ample off road parking and to the rear the garden is laid with paving and gravelled areas. To the rear end of the garden there is a brick built covered BBQ area and hot tub.

Outbuildings

Gymnasium

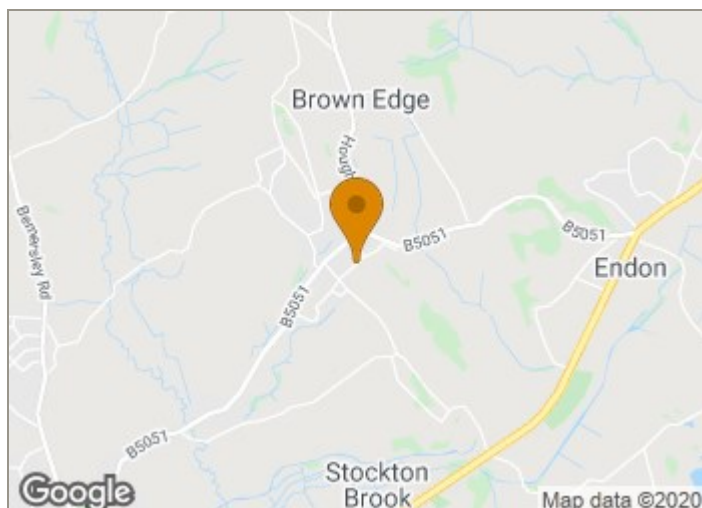
18'11" x 10'3" (5.77 x 3.13)

A double glazed access door to the side aspect, coupled with a double glazed window. Television point. Wall mounted electric heater and spotlights.

Utility Room

10'4" x 5'1" (3.15 x 1.55)

A double glazed window overlooks the front aspect. Fitted with wall and base units. Wall mounted electric heater. Ceiling spotlights.





Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

