



## 102 Aylesbury Road Bentilee, Stoke-On-Trent, ST2 0LX

They say a elephant never forgets, well once you set your sights on this immaculate semi detached property on Aylesbury Road, it definitely one you won't be forgetting in a hurry! Beautifully presented by its current owner the spacious accommodation on offer comprises a large lounge with patio doors leading out to the rear garden, modern fitted kitchen/diner and large utility room. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property benefits from ample off road parking to the front and a fully enclosed rear garden laid to lawn with a paved patio area. Located in the popular area of Bentilee, close to schooling, amenities and commuter links. I told you, you wouldn't forget it, now make it yours!!

**£159,950**

# 102 Aylesbury Road

## Bentilee, Stoke-On-Trent, ST2 0LX



- IMMACULATE SEMI DETACHED
- HUGE UTILITY ROOM
- OFF ROAD PARKING
- LARGE LOUNGE WITH PATIO DOORS
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- FAMILY BATHROOM
- POPULAR LOCATION

### GROUND FLOOR

#### Entrance Hall

5'10" x 3'2" (1.80 x 0.98)

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

#### Lounge

19'6" x 10'4" (5.96 x 3.17)

A double glazed window overlooks the front aspect and double glazed patio doors lead out to the rear garden. Fireplace housing gas fire. Television point. Two radiators.

#### Kitchen/Diner

11'5" x 11'3" (3.48 x 3.45)

A double glazed window overlooks the side and rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls and flooring. Integrated double electric oven and gas hob. Wall mounted central heating boiler. Space for table and chairs. Radiator.

- Utility Room
- FIRST FLOOR
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom

8'2" x 7'7" (2.50 x 2.32)

A double glazed window overlooks the front aspect coupled with a double glazed access door to the side aspect.

#### FIRST FLOOR

#### First Floor Landing

Loft access hatch. Airing cupboard.

#### Bedroom One

13'8" x 11'5" (4.19 x 3.48)

A double glazed window overlooks the front aspect. Television point and radiator.

#### Bedroom Two

10'8" x 10'5" (3.26 x 3.19)

A double glazed window overlooks the front aspect. Television point and radiator.

#### Bedroom Three

10'4" x 8'5" (3.17 x 2.58)

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

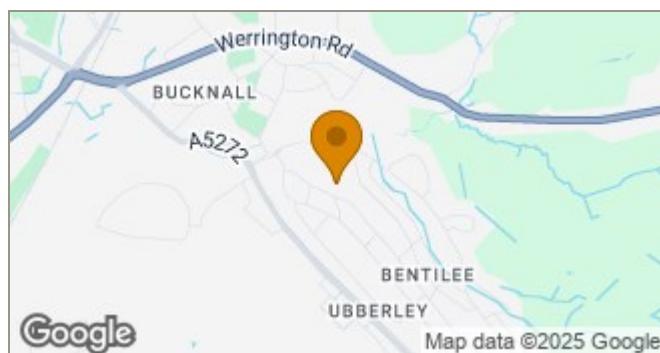
#### Bathroom

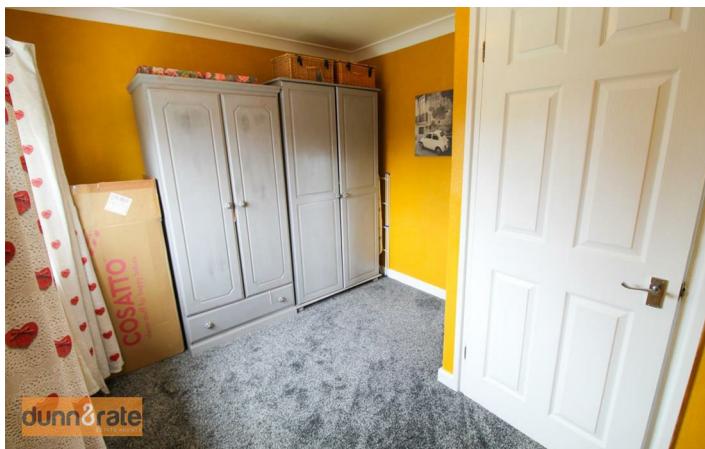
7'5" x 5'4" (2.28 x 1.64)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Radiator.

### EXTERIOR

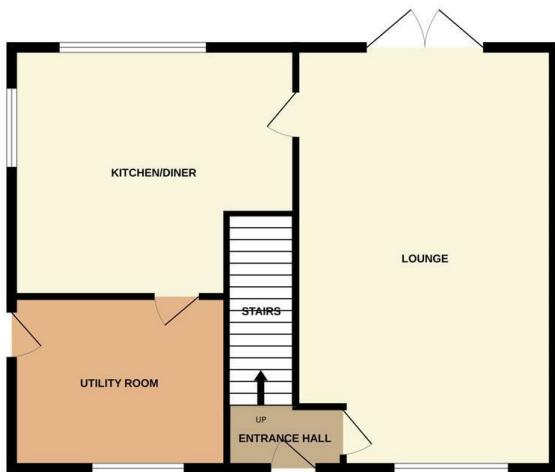
To the front the property has a block paved driveway with side access gate. To the rear the garden is fully enclosed and laid to lawn with a paved patio seating area and raised decked area to the rear end of the garden. Garden shed.



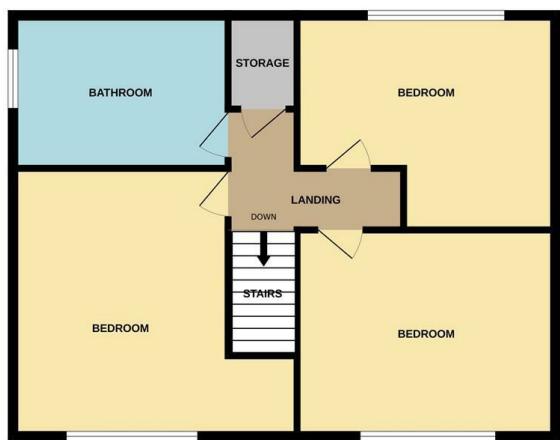


## Floor Plan

GROUND FLOOR



1ST FLOOR



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 operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	