



55 Copeland Avenue, Tittensor, Stoke-On-Trent, Staffordshire, ST12 9JA

A mature detached house in a popular village location mid way between Stone & The Potteries. 55 Copeland Avenue occupies one of the prime positions on the development, tucked away in a corner plot adjoining farmland along one boundary. Good size accommodation featuring open plan kitchen / living / dining room with patio doors opening onto the garden, separate lounge with picture window overlooking the garden, complemented by three well proportioned bedrooms and a stylish modern shower room. Pretty, enclosed garden to the rear and to the front there is parking for several cars together with a single garage. Very handy for local amenities including the village primary school, village hall, shop, Post office and church, all of which are within walking distance.

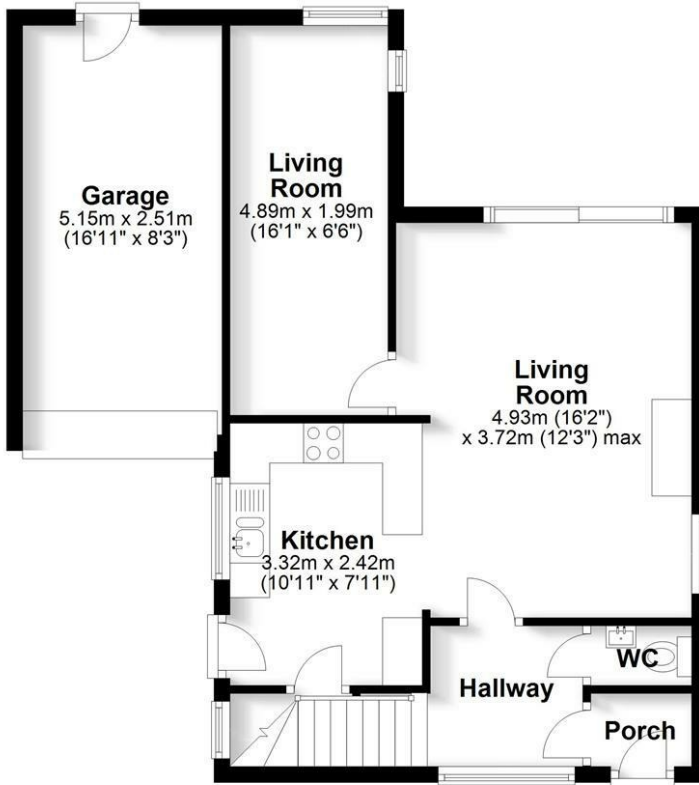
Unfurnished - Sorry No Pets
Available Immediately

- Mature 3 bed detached family home
- Open plan kitchen living room with patio doors leading to the garden
- Prime corner plot with farm land along the one side
- Parking for several cars and a single garage
- Walking distance to local village amenities
- No Upward Chain!

£1,200 PCM

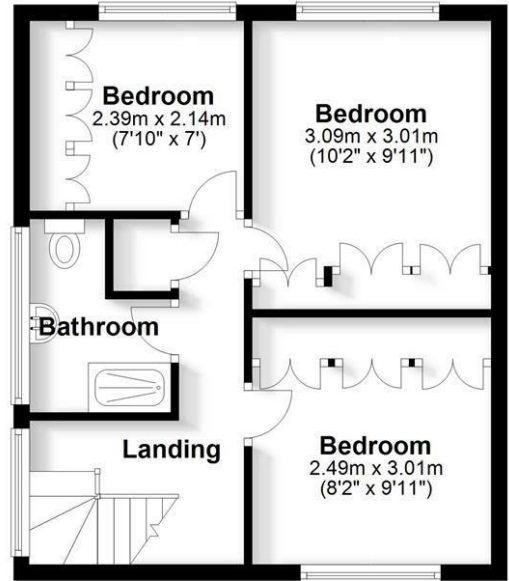
Ground Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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			
		66	80
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			
		55	69
England & Wales		EU Directive 2002/91/EC	