

**Tinsley  
Garner**  
independent property expertise



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



**Asking Price £299,950**

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. The house has been in the same ownership since it was built in mid 60s and is modern and well maintained having recently been updated with replacement windows and electrical re-wiring. 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. No upward chain.



01785 811 800

<https://www.tgprop.co.uk>



#### Covered Porch

#### Entrance Hall

With upvc front door and full height picture window to the front of the house. Staircase to the first floor landing. Radiator.

#### Cloakroom & WC

Fitted with a white suite comprising: WC and hand basin. Wall mounted Worcester gas fired central heating boiler (not combi). Radiator.

#### Living / Dining Room

A large living space which is open plan to the kitchen and features a window to the side and sliding patio doors to the rear opening to the gardens. Chimney breast with period style fireplace and living flame gas fire. TV aerial connection. Radiator. Door through to the lounge.

#### Lounge

Adjoins the living room with full height corner window enjoying garden views, wall mounted electric flame effect fire. TV aerial connection. Radiator.

#### Kitchen

The kitchen is open plan to the living / dining room and features an extensive range of wall & base cupboards with modern wood effect handle less doors and black granite effect work surfaces with inset sink unit. Fitted appliances comprise: stainless steel gas hob with extractor over, built-under electric oven and integrated refrigerator. Tile effect flooring, large shelved pantry. Window and door to the side of the house.

#### Landing

Access hatch to loft space with pull down ladder, airing cupboard. Window to the side of the house.

#### Bedroom 1

Double bedroom with rear facing window enjoying open views. Fitted bedroom furniture comprising: wardrobes, bedside cabinets and storage. Radiator.

#### Bedroom 2

Double bedroom with window to the front of the house. Fitted wardrobes to one wall. Radiator.

#### Bedroom 3

A large single bedroom with rear facing window Fitted wardrobes to one wall. Radiator.

#### Shower Room

A stylish modern shower room with suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Ceramic wall tiling to full height and tiled floor. Window to the side of the house. Chrome heated towel radiator.

#### Outside

The house occupies one of the choice plots right on the edge of this popular established development, adjoining farmland along one boundary. good size gardens to the front and rear, mainly lawn with established borders and extensive block paved patio and storage area to the side. Block paved driveway with parking for 2/3 cars, leading to an attached single garage with up and over door.

#### General Information

Services: Mains gas, water, electricity & drainage. Gas central heating

#### Council Tax Band C

Tenure: Freehold

Viewing by appointment

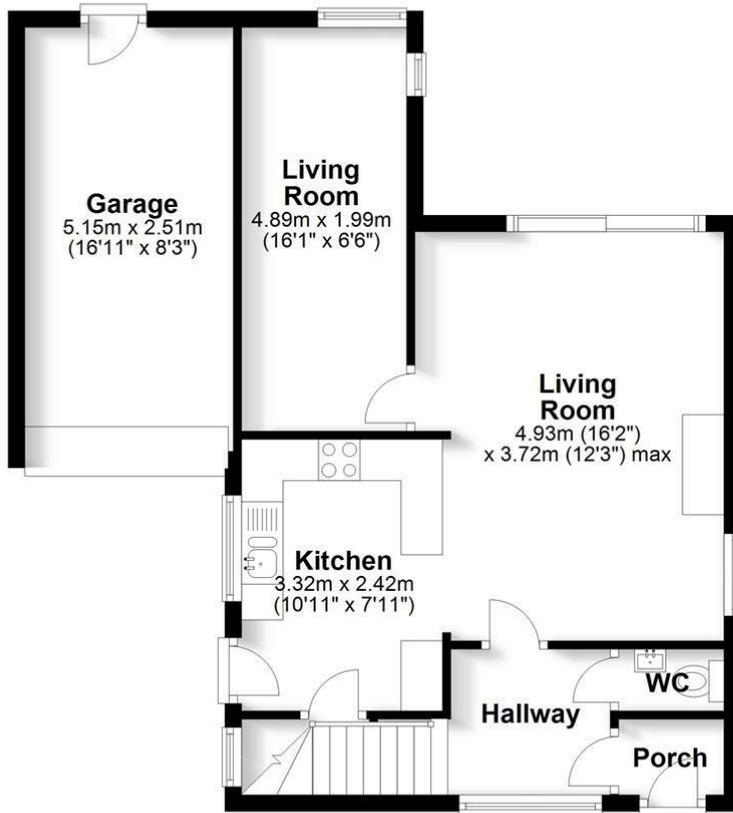
For sale by private treaty, subject to contract.

Vacant possession on completion.



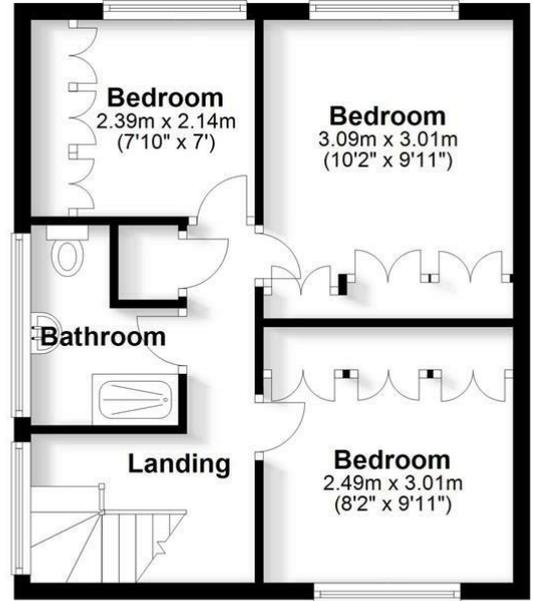
## Ground Floor

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

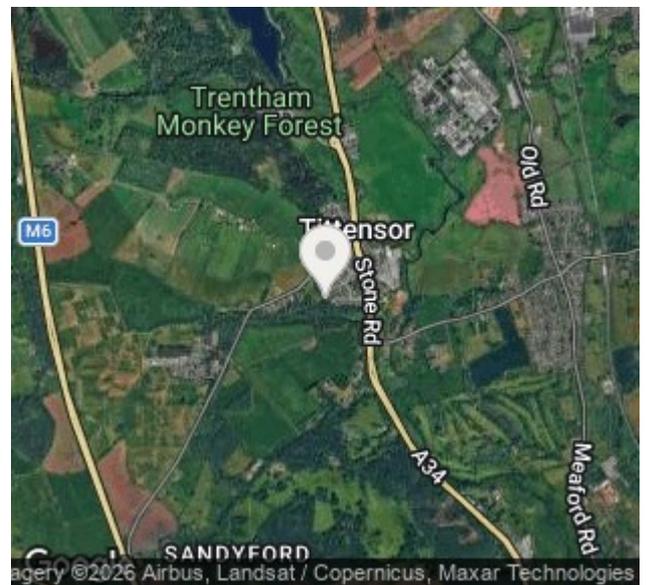


## First Floor

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



Plan produced by [www.firstpropertyservices.co.uk](http://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 <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			
		55	69
England & Wales		EU Directive 2002/91/EC	