

13 Thelma Avenue

Stoke-On-Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

13 Thelma Avenue

Stoke-On-Trent
ST6 8QN

* This very well presented 3/4 bedroom semi-detached property is located in a popular and well established cul-de-sac position in the popular area of Brown Edge.
* Over the years the property has been upgraded and improved to an excellent standard by the current vendors and includes alterations to the garage to create the fourth bedroom.
* Benefiting from Upvc double glazing and gas fired central heating.
* The main internal accommodation briefly comprises: Entrance Porch, Entrance Hall, W.c, Through Living Room / Dining Room, Kitchen and Fourth Bedroom to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
* Externally, the property boasts off street parking for a number of vehicles and to the rear a low maintenance garden area.
* The property also enjoys a pleasant outlook to the rear over recreation ground.
* We consider the property an ideal purchase for a growing family, located close to shops, schools and amenities.
* An internal inspection of the property comes strongly recommended that can be arranged to our Leek office.

Offers In The Region Of £240,000

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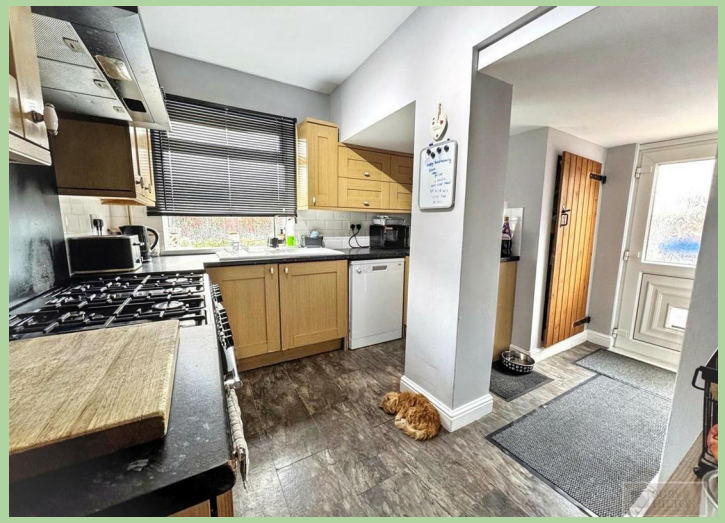
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General Information

Entrance Porch
Access to:

Entrance Hall
Radiator. Stairs off.

W.c
W.c. Wash basin.

Through Living Room / Dining Room
Log burner. Radiator x 2. Patio doors to rear.

Kitchen
Wall and base units. ceramic sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Cooker point. Extractor unit. Radiator. Side door. Storage cupboard with plumbing point. Access to:

Bedroom Four / Reception Room
Radiator. Storage cupboards. Spotlights.

First Floor

Landing Area
Access to:

Bedroom
Radiator. Laminate flooring. Fitted wardrobes.

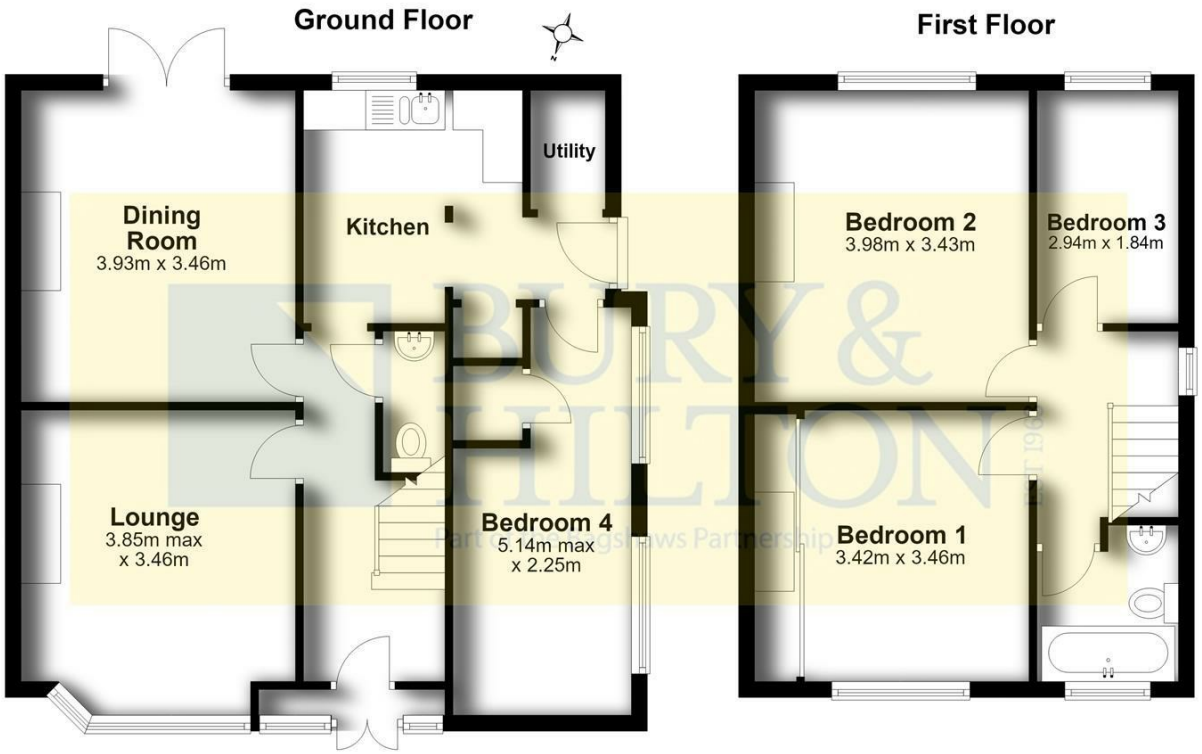
Bedroom
Radiator. Laminate flooring. Loft access.

Bedroom
Radiator. Laminate flooring.

Bathroom
Bath with feeder shower. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor. Spotlights. Heated towel rail.

Outside
Externally, the property boasts off street parking for a number of vehicles and to the rear a low maintenance garden area. The property also enjoys a pleasant outlook to the rear over recreation ground.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



Total area: approx. 99.5 sq. metres

All contents, positioning and measurements are approximate and for display purposes only. Drawn by walterward.com
Plan produced using PlanUp.

13 Thelma Avenue, Brown Edge, Stoke-on-Trent

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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