

# heywoods



**Fairbank Avenue**

Stoke-on-Trent, ST4 5JT

**£139,950**



### The Accomodation:

This beautifully presented two bedroom bay fronted semi detached property is located in the convenient and popular location of Oakhill close to local amenities and with ease of access to both A34/A500. Well maintained throughout the accommodation comprises; entrance hall, lounge, kitchen/diner, downstairs WC, to the first floor there are two bedrooms and a family bathroom. Externally there is a substantial rear garden with patio/seating and lawn areas. Viewing is highly recommended!

HALLWAY door to front elevation, stairs to first floor, radiator

WC low level wc and wash hand basin, wall mounted combination boiler

LOUNGE 13' 0" x 11' 0" (3.97m x 3.36m) bay window to front elevation, feature fire place & radiator

KITCHEN AREA 6' 8" x 5' 9" (2.05m x 1.77m) window to side elevation, range of modern base and wall units, stainless steel sink unit and drainer & plumbing for washer

DINING AREA 11' 4" x 10' 10" (3.47m x 3.32m) french doors to rear elevation, range of modern base and wall units including breakfast bar

BATHROOM 8' 2" x 5' 10" (2.49m x 1.78m) window to rear elevation, modern white suite, comprising low level w.c, P style bath with shower & vanity wash hand basin. Modern tiled walls with stylish heated towel rail

BEDROOM 1 12' 11" x 10' 11" (3.94m x 3.35m) window to front elevation, radiator

BEDROOM 2 11' 5" x 10' 11" (3.49m x 3.35m) window to rear elevation, radiator

EXTERNALLY substantial rear garden with patio and lawn areas





**High**  
demand  
for **similar**  
properties

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**to BUY & LET**



**heywoods**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements