



FOLLOW  **LLS**

7 Belvoir Avenue, Stoke-On-Trent - ST4 8SY
£289,995

A detached house with two storey rear extension, situated on a very popular development to the outskirts of town, within the sought after area of Trentham. The extended accommodation creates two separate large reception rooms with the dining room being partially open to a good size kitchen and further conservatory. The layout offers potential for a full open plan family dining kitchen conversion (subject to Building Control). The first floor now provides four bedroom accommodation with modern fitted bathroom and separate shower room.

The accommodation in detail consists of a side access timber framed entrance porch with uPVC front entrance door and timber doors opening through to the rear. A further uPVC door gives side entrance into the main property and leads directly into the kitchen which is fitted with a range of base units with inset sink and display cabinet/shelving. A window overlooks the rear and there is space/provision for white goods including plumbing for washing machine. In addition there is an integrated fridge and the free-standing stainless steel cooking range with splashback and double width extractor above which is included in the sale. The tiled floor in the kitchen continues through to a rear sun lounge/conservatory with glazed roof and uPVC glazing to two aspects and patio door. The kitchen also has a large open serving space and access into the dining room which has a window to side and under-stairs store cupboard. A further door opens into what would have been the original entrance hall, now an internal entrance vestibule with frosted glazed window to side, staircase to first floor and access to a good size principal front living room with large bow window outlook to the front.





A split landing to the first floor leads to the bedroom accommodation comprising of two front facing bedrooms and a modern fitted bathroom which is fitted with a three piece suite comprising bath with shower attachment and combined W.C./vanity wash hand basin. The master bedroom has a window outlook to side and the fourth bedroom with window overlooking the rear is serviced by a separate modern shower room with a three piece suite comprising large enclosed shower cubicle with thermostatic shower and combined W.C./vanity wash hand basin.

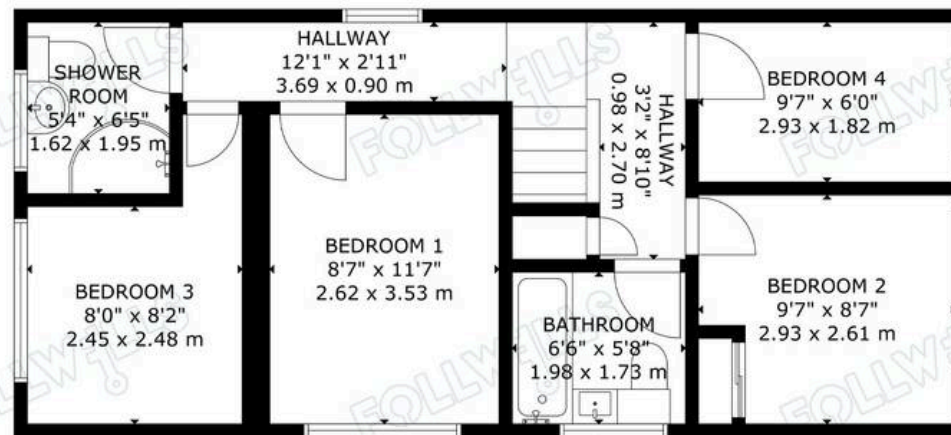
Externally there is double width block paved parking which continues to the side of the property having security gates. A small low maintenance gravel area with hedge screening has various shrub planting. The rear garden is fence enclosed, with small block paved patio area and steps up to lawn and a timber framed garden store shed.

Council Tax band: D

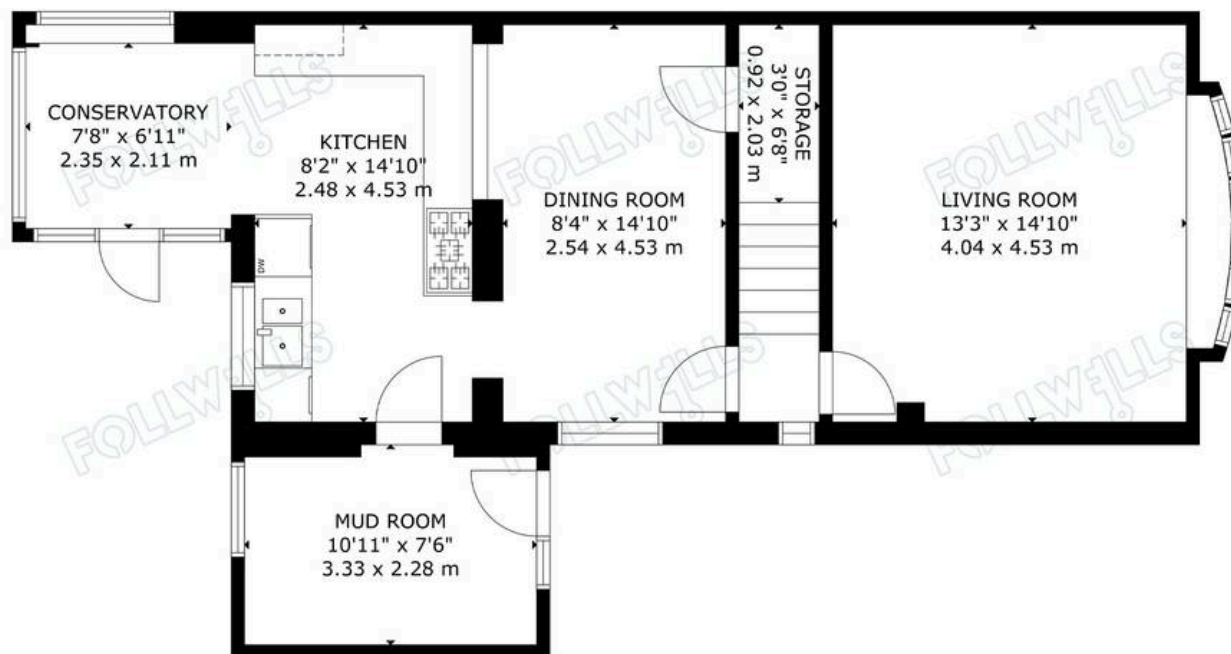
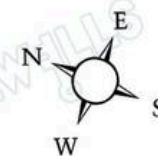
Tenure: Freehold

EPC Energy Efficiency Rating: C





FIRST FLOOR



GROUND FLOOR