Whittaker & Biggs Est. 1930
Rostons Group







34 Woodland Avenue, Norton Green, Stoke-On-Trent, ST6 8ND

Offers In The Region Of £264,000

- Immaculately presented three bedroom semi detached home
- Excellent rural views to the front and rear
- Bay fronted windows
- Two reception rooms
- Driveway and garage
- Cul de sac location
- Contemporary kitchen and bathroom
- Substantial rear garden
- Hallway with storage

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34 Woodland Avenue, Stoke-On-Trent ST6 8ND

Nestled in the charming cul-de-sac of Woodland Avenue, Norton Green, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and classic appeal. The property has been meticulously maintained and is presented to an excellent standard throughout, making it an ideal home for families or those seeking a peaceful retreat.

The house features two spacious reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen is well-equipped, ensuring that cooking and dining experiences are both enjoyable and efficient. The modern bathroom complements the home's stylish interior, catering to the needs of a busy household.

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Council Tax Band: C





Entrance Hallway
Composite door with uPVC double-glazed side panels. Hallway includes radiator, tiled floor, stairs to first floor, under-stairs storage/drawers, and telephone point.

Living/Dining Room
11'3" max measurement x 28'6"
UPVC double-glazed bay window and UPVC double-glazed patio doors. Feature gas fire with marble style surround and hearth. Two radiators. Wall lights.

Kitchen
13'1" x 7'10"
uPVC double-glazed window and patio doors. Fitted with wall and base units and worktops. Integrated fridge-freezer. Four-ring gas hob with extractor fan. Electric oven. Stainless steel sink with mixer tap and single drainer. Radiator. Tiled floor.

First Floor

Landing
Upvc double glazed window.

Bedroom One
11'3" max measurement x 13'10"
Radiator, Upvc double glazed bay window.

Bedroom Two
11'3" max measurement x 11'3"
Upvc double glazed window, radiator, telephone point and loft access.

Bedroom Three
6'5" x 6'0"
Upvc double glazed window and radiator.

Bathroom
6'3" x 8'7"
Upvc double-glazed window. White suite with panel bath, shower screen, chrome shower fitment over and mixer tap. Vanity sink unit with mixer tap /drawers and low-level WC. Tiled walls, ceiling spotlights. Chrome heated towel rail.

Externally
Externally, the property has a block-paved driveway leading to the garage, steps to the front door, railings and a hedge and shrubbery border. The private rear garden includes a fenced lawn, Indian stone patio areas and path, raised well stocked border, shed and gated access to the side.

Garage
13'10" x 6'8"
Double doors to the front, wall mounted combination boiler, light, Upvc double glazed window to the side.

Boundary Disclaimer
The red boundary line shown on the photograph is provided for identification

purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

AI Image Enhancement Disclaimer

Photographs contained within these particulars may have been enhanced or optimised using AI-assisted software to improve visual presentation. No material features of the property have been added, removed, or altered. Images should be used as a guide only and do not form part of any offer or contract. Interested parties should verify all information through personal inspection and professional enquiries where appropriate.





















Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

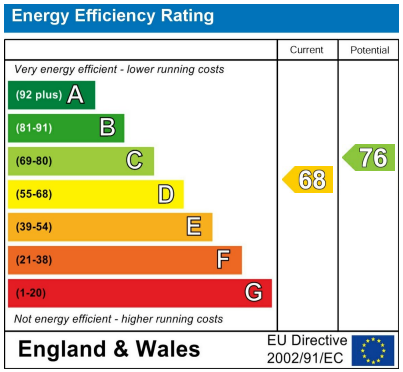
Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

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C

Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.



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