



## 6 Dunsford Avenue, Stoke-on-Trent, Staffordshire ST2 7PJ

**Price:** Offers Around £219,950

- Immaculately presented throughout
- Stylish modern kitchen
- Lounge & dining room with French doors
- Three well-proportioned bedrooms
- Contemporary family bathroom
- Low-maintenance rear garden
- Driveway parking and garage
- Quiet cul-de-sac position



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This immaculate three-bedroom semi-detached home is ready to move into, offering stylish and well-maintained interiors ideal for modern family living. Set in a highly sought-after location close to well-regarded schools, shops and amenities, this property is perfect for those looking for comfort, convenience and a welcoming community.

Step inside and you'll immediately appreciate the care and attention that has gone into every detail. The spacious lounge flows seamlessly into the dining area, where French doors open onto a smart, low-maintenance garden – a lovely setting for summer dining and family time. The kitchen is a real highlight, with its modern units, subway tiling and a statement range cooker.

Upstairs, you'll find three bedrooms and a sleek, modern family bathroom. Outside, the garden has been designed for ease, featuring artificial lawn and patio seating areas, while the front provides ample off-road parking and access to an integrated garage.

Dunsford Avenue is a well-regarded area known for its community feel, local shops and schools, as well as easy access to nearby towns and countryside – including the beautiful Staffordshire Moorlands and Peak District National Park.



### **Entrance Hall:**

Stairs off to the first floor.

Laminate floor covering. uPVC door to the front aspect.

Wall mounted electric consumer unit.



### **Lounge: 15'6" x 11'7"**

A light and spacious lounge with a feature fireplace having flame effect gas fire. Coved ceiling. Radiator. Useful understairs cupboard. Bay window to the front elevation.



**Dining Room: 14'6" x 8'4"**

A wonderful room having French Doors out to the rear garden. Coved ceiling. Two centre lights. Radiator.



**Kitchen: 12'0" x 6'9"**

A range of modern wall and base units with tiled splashbacks. A Rangemaster aga oven with extractor hood over. Stainless steel inset sink unit with mixer tap. Plumbing for automatic washing machine. Laminate floor covering. Window and door to the rear aspect. Personnel door into the garage.



**First Floor Landing:**

Loft access hatch. Window to the side elevation.



**Bedroom One: 14'0" x 8'3"**

The main bedroom has a full range of fitted wardrobes. Coved ceiling. Radiator. Window to the front aspect.



**Bedroom Two: 10'3" x 8'0"**

Radiator. Coved ceiling. Recessed ceiling spotlights. Window to the rear aspect.





**Bedroom Three: 9'9" x 6'1"**

Coved ceiling. Radiator. Window to the front elevation.



**Bathroom: 6'1" x 6'1"**

A modern bathroom with panelled bath having shower over and screen. Vanity storage unit housing the wash hand basin and low level W.C Recessed ceiling spotlights. Full height tiling. Ceiling spotlights. Laminate flooring. Obscure glazed window to the rear aspect.



**Outside:**

The rear garden is a low-maintenance yet stylish garden designed for easy outdoor living. The space as a combination of patio, gravel, and artificial lawn, offering defined zones for relaxation and entertaining. Enclosed by fencing for privacy, this garden is an ideal sun trap – a peaceful haven to enjoy throughout the seasons with minimal upkeep. French doors out from the Dining Room lead on to a further patio area. There is a outside tap and power socket.



**Garage: 18'3" x 7'3"**

Light and power. Up and over door and personnel door into the kitchen.

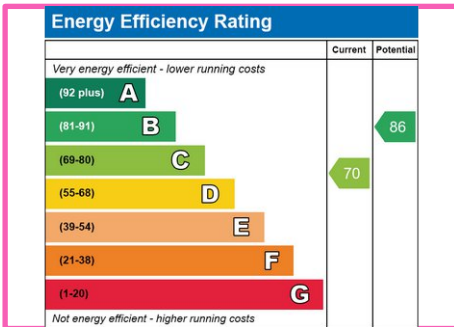


Floor Plan



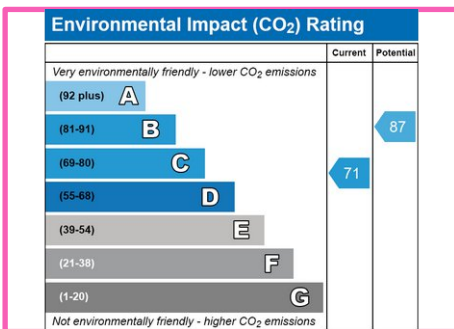
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Notes

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