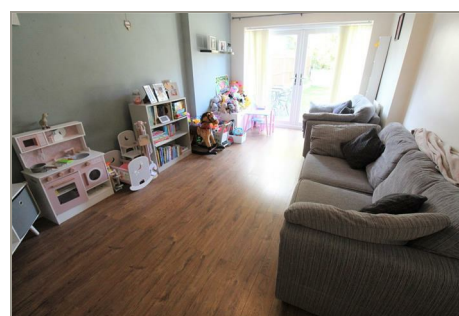




7 Melrose Avenue

Sneyd Green, Stoke-On-Trent, ST1 6DS

And suddenly you know... It's time to start something new and trust the magic of new beginnings! Well why don't you start your new next chapter with this spacious semi detached property on Melrose Avenue. Well presented throughout the accommodation comprises lounge, dining room, modern fitted kitchen and utility room, cloakroom, three bedrooms and family bathroom. Externally the property benefits from off road parking to the front leading to a garage and a fully enclosed rear garden laid to lawn. Located in the popular area of Sneyd Green, close to local amenities, schooling and commuter links to the main town centre. Are you ready for a new beginning??? Start it with Dunn and Rate and call today to book a viewing.

Offers in excess of £175,000

7 Melrose Avenue

Sneyd Green, Stoke-On-Trent, ST1 6DS



- GOOD SIZED SEMI DETACHED PROPERTY
- CLOAKROOM
- INTEGRAL GARAGE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN AND UTILITY ROOM
- CONTEMPORARY BATHROOM SUITE
- POPULAR LOCATION!!

GROUND FLOOR

Entrance Hall

15'1" x 6'5" (4.60 x 1.98)

A UPVC door to the front property and double glazed window to the front aspect. Stairs to the first floor, radiator. Door to under stair storage cupboard. Tiled flooring.

Dining Room

12'9" x 10'11" (3.90 x 3.33)

A UPVC bay window to the front aspect. Electric fireplace and radiator. Laminate flooring.

Lounge

16'7" x 10'10" (5.06 x 3.31)

UPVC patio doors to the rear aspect. Two radiators and television point. Laminate flooring.

Kitchen

12'11" x 6'3" (3.95 x 1.91)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include gas hob and electric oven with cooker hood above. Fridge/freezer. Radiator, tiled flooring and ceiling spot lights.

Utility Room

7'3" x 6'10" (2.21 x 2.09)

A UPVC door to the rear aspect and double glazed window to the rear aspect. Fitted with a wall units and co ordinating work surface areas. Plumbing for a washing machine and space for a tumble dryer. Radiator and tiled flooring.

Cloakroom

2'10" x 0'3" (0.88 x 0.08)

Fitted with a suite comprising low level W.C. and vanity wash hand basin.

FIRST FLOOR

Landing

7'7" x 6'4" (2.32 x 1.94)

A double glazed window to the side aspect. Stairs to the ground floor and loft hatch access. Ceiling spot lights.

Bedroom One

13'4" x 11'0" (4.08 x 3.36)

A UPVC bay window to the front aspect. Radiator and laminate flooring.

Bedroom Two

11'11" x 10'11" (3.65 x 3.33)

A double glazed window to the rear aspect. Radiator.

Bedroom Three

7'4" x 6'3" (2.26 x 1.92)

A double glazed window to the front aspect. Radiator.

Bathroom

8'11" x 6'3" (2.72 x 1.92)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with mixer tap and shower above, shower cubicle with waterfall head above, low level W.C. and vanity wash hand basin and mixer tap. Two vertical towel rails and ceiling spotlights. Extractor fan.

EXTERIOR

To the front there is a concrete driveway and small garden. To the rear there is an enclosed low maintenance garden with a decked area and lawn.

Garage

15'1" x 7'4" (4.60 x 2.25)

An electric up and over door to the front aspect. Light and power. Houses combi boiler.

Council Tax Band

Council Tax Band- B

Seek guidance upon completion.



Floor Plan



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.
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

