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12 Emery Avenue

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

Practically perfect in everyway! Not even a spoonful of sugar could make this property any sweeter! Stunningly maintained by its current owners, this beautiful semi detached property is nestled away down a quiet cul-de-sac and looking for a new owner. The accommodation on offer comprises of a lounge with bay window, open plan kitchen/diner, three good sized bedrooms and a modern family bathroom. Externally, the property benefits from off road parking, and a fully enclosed rear garden. Located in the popular area of Sneyd Green, close to local amenities, excellent schooling and commuter links to the main town centre. It's literally Supercalifragilisticexpialidocious, call to book a viewing today!

£205,000

12 Emery Avenue

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

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- STUNNING SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LANDSCAPED GARDENS TO THE REAR
- LIGHT AND BRIGHT LOUNGE WITH BAY WINDOW
- MODERN FAMILY BATHROOM
- EARLY VIEWING A MUST
- LARGE KITCHEN/DINER WITH PATIO DOORS TO THE REAR
- OFF ROAD PARKING TO THE FRONT
- DESIRABLE LOCATION IN A CUL-DE-SAC

GROUND FLOOR

Entrance Porch

8'4" x 3'1" (2.56 x 0.94)

Double glazed windows and door to the front aspect.

Entrance Hall

10'8" x 5'4" (3.26 x 1.63)

A UPVC door opens to the front aspect, with single glazed stained glass windows either side. Stairs to the first floor and under-stair storage cupboard.

Lounge

11'0" x 10'8" (3.36 x 3.26)

A double glazed bay window looks out to the front aspect. Gas fireplace, radiator and TV point.

Kitchen Diner

16'10" x 11'6" (5.14 x 3.53)

A double glazed window looks out to the side aspect and patio doors lead out to the rear garden. Fitted with a range of wall and base storage units with coordinating work surface areas and inset stainless steel sink and drainer, as well as breakfast bar. Integrated appliances include gas hob, with electric oven and cooker hood above, under counter fridge and freezer. Dryer, Space for a free standing fridge/freezer and table and chairs. Partly tiled walls and radiator.

Utility Space

5'11" x 2'11" (1.81 x 0.91)

Fitted with shelving and space and plumbing for a washing machine. Cupboard housing combi boiler.

FIRST FLOOR

First Floor Landing

6'10" x 5'3" (2.1 x 1.62)

A double glazed window looks out to the side aspect. Stairs from the first floor and loft access hatch.

Bedroom One

10'7" x 10'0" (3.25 x 3.06)

A double glazed bay window looks out to the front aspect. Built in wardrobes and radiator.

Bedroom Two

11'8" x 8'4" (3.57 x 2.55)

A double glazed window looks out to the rear aspect. Fitted wardrobes and radiator.

Bedroom Three

6'6" x 5'3" (1.99 x 1.62)

A double glazed window looks out to the front aspect. Radiator.

Bathroom

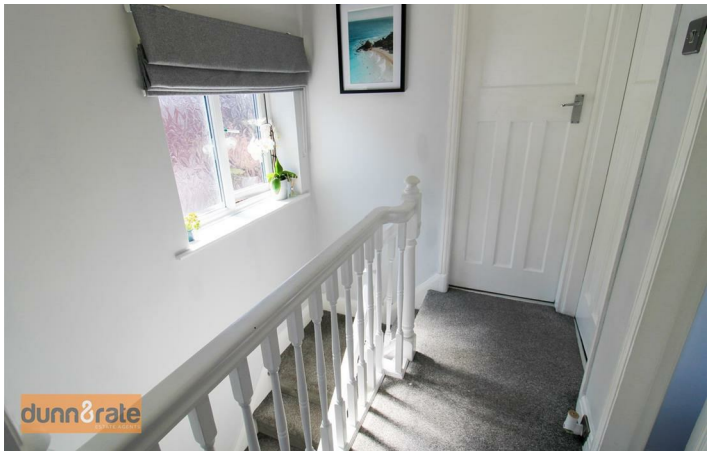
8'3" x 5'8" (2.54 x 1.75)

A double glazed window looks out to the side aspect. Fitted suite comprising of bath with shower over head, Low level WC with vanity unity and Wash Hand Basin. Partly tiled walls, extractor fan, spot lights and towel radiator.

EXTERIOR

To the front of the property there is a block paved driveway and rear access to the garden via the side gate. Electric charger. The rear garden has a paved patio area, laid to lawn with mature shrubs and raised decking patio area. Shed and outside power access.



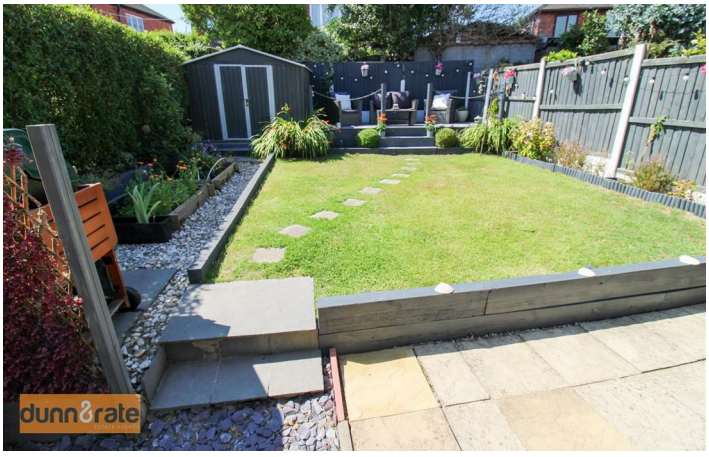








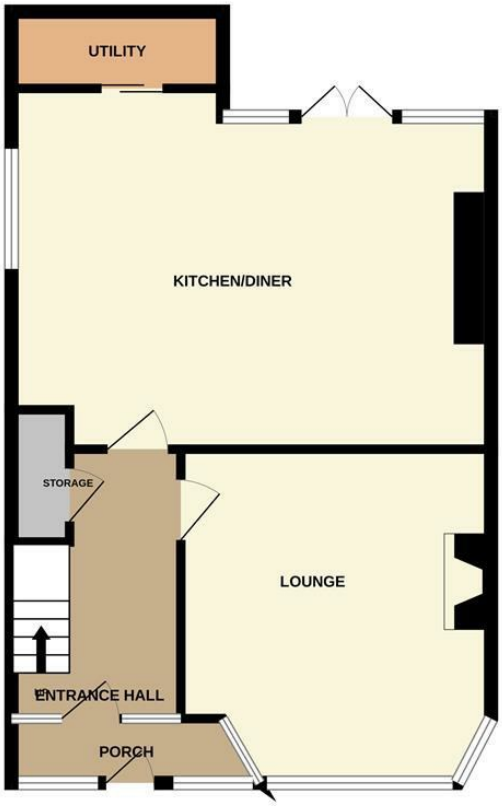




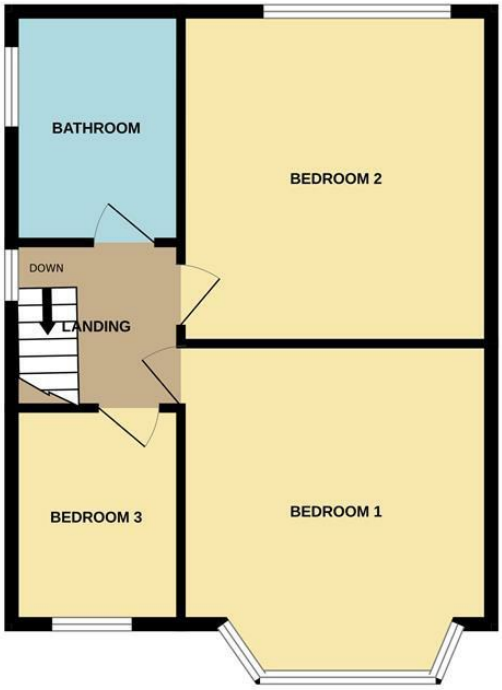


Floor Plan

GROUND FLOOR



1ST FLOOR



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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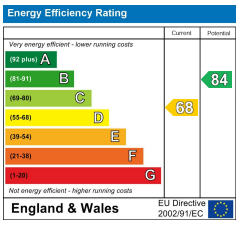

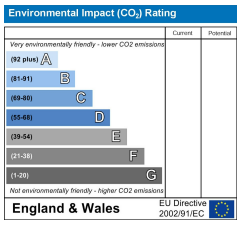

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