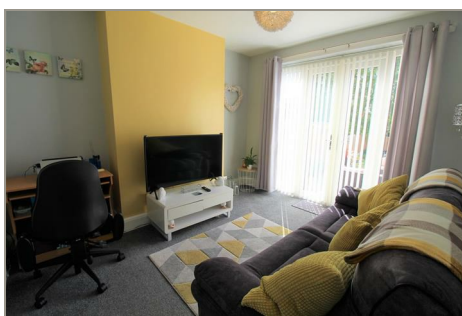




12 Sefton Avenue

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

Fix up, Look sharp! Get your viewing head on and have a look because this beautiful semi detached property won't be on the market for long. Located on Sefton Avenue in the popular area of Sneyd green this sizeable property offers spacious living accommodation. Comprising lounge, dining room, modern fitted kitchen, three bedrooms and contemporary family bathroom. Externally the property benefits from ample off road parking with garage and a landscaped large rear garden laid to lawn with paved patio seating areas. Situated in the area of Sneyd Green close to local amenities, schooling, canal towpaths and commuter links to the main town centre, you would be stupid to not take a look! Book a viewing today!

£184,950

12 Sefton Avenue

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



- IMMACULATE SEMI DETACHED
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING & GARAGE
- LOUNGE & DINING ROOM
- CONTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- LANDSCAPED REAR GARDEN
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Hall

12'9" x 6'0" (3.91 x 1.83)

The property has a double glazed entrance door. Under stairs storage cupboard. Stairs to the first floor and radiator.

Lounge

13'4" x 10'9" (4.07 x 3.28)

A double glazed bay window overlooks the front aspect. Television point and radiator.

Dining Room

12'1" x 10'8" (3.69 x 3.27)

Double glazed patio doors lead out to the rear aspect. Television point and radiator.

Breakfast Kitchen

15'1" x 5'9" (4.62 x 1.77)

A double glazed window overlooks the side and rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and integrated electric oven and hob with cooker hood above. Space and plumbing for fridge/freezer and washing machine. Vertical height radiator.

Rear Hall

4'3" x 2'10" (1.32 x 0.88)

Double glazed windows overlook the side and rear aspect coupled with a double glazed access door.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

11'4" x 10'8" (3.47 x 3.26)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

10'9" x 10'7" (3.28 x 3.25)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

6'5" x 6'0" (1.97 x 1.83)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'4" x 5'8" (2.24 x 1.75)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with

waterfall shower head, vanity hand wash basin and low level W.C. Radiator.

EXTERIOR

To the front there is a driveway with ample off road parking and access to the garage and side access gate. To the rear the property has two paved seating areas with a lawned area and flower bed borders.

Garage

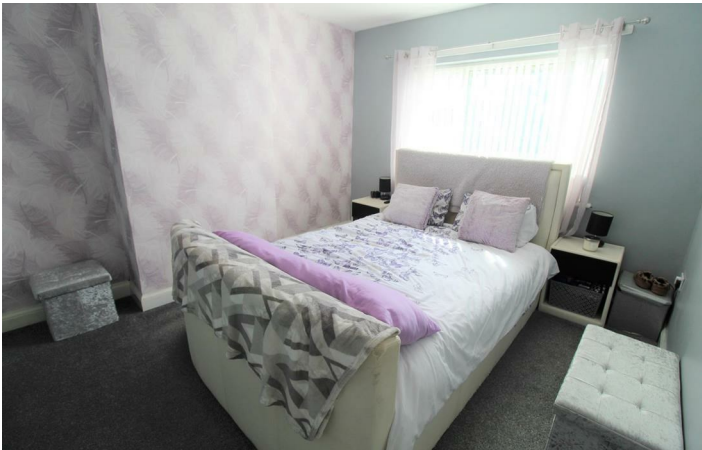
15'2" x 7'5" (4.64 x 2.28)

Double doors to the front and an access door to the rear. Window to the side. Power and lighting and wall mounted central heating boiler.

Council Tax Band

Council Tax Band B

Purchaser should seek confirmation prior to 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.
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