



12 Haven Avenue

Sneyd Green, Stoke-On-Trent, ST6 1RL

HAVEN is a place or a feeling that makes you feel safe and comfortable, a place to call home an escape from the stresses, a place to unwind. Well I have a perfect safe HAVEN for you in the form of a stunning semi detached property on HAVEN Avenue. Situated in the popular area of Sneyd Green the accommodation on offer comprises a open plan lounge/dining room, modern fitted breakfast kitchen, cloakroom, three bedrooms, plus attic room and a family bathroom. Externally the property benefits from off road parking and a detached garage. The rear garden is low maintenance and fully enclosed, laid with artificial lawn and a raised decked seating area. Located in the popular area of Sneyd Green close to local amenities, excellent schooling and commuter links to the main town centre. All you need to do now is book a viewing and see for yourself! Call today on 01782 789369.

Offers in excess of £199,950

12 Haven Avenue

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- STUNNING SEMI DETACHED PROPERTY
- CLOAKROOM
- CONVERTED ATTIC ROOM
- POPULAR LOCATION
- OPEN PLAN LOUNGE/DINER
- THREE BEDROOMS
- OFF ROAD PARKING & GARAGE
- MODERN FITTED BREAKFAST KITCHEN
- CONTEMPORARY BATHROOM
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

13'11" x 5'10" (4.26 x 1.78)

The property has a double entrance door to the front aspect coupled with glazed insets. Stairs leading to the first floor. Radiator.

Cloakroom

4'3" x 2'7" (1.32 x 0.80)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and bowl hand wash basin. Wall mounted central heating boiler. Storage cupboard.

Open Plan Lounge/Dining Room

Lounge

10'10" x 10'7" (3.31 x 3.25)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator. Open archway leads into the dining room.

Dining Room

14'1" x 10'9" (4.30 x 3.30)

Double glazed sliding patio doors lead out to the rear garden. Radiator.

Breakfast Kitchen

23'11" x 5'8" (7.29 x 1.74)

Three double glazed windows overlook the side aspect coupled with a double glazed access door leading out to the rear garden. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer.

Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above. Space and plumbing for fridge/freezer and washing machine. Breakfast bar with built in storage and ceiling spotlights. Under pelmet lighting and two vertical height radiators.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Access stairs to attic room.

Bedroom One

12'4" x 10'9" (3.77 x 3.30)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes with sliding doors. Storage cupboard housing hot water cylinder. Radiator.

Bedroom Two

10'9" x 9'8" (3.30 x 2.96)

A double glazed window overlooks the front aspect. Fitted wardrobe and under stairs storage cupboard. Radiator.

Bedroom Three

6'9" x 5'10" (2.07 x 1.79)

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

Bathroom

8'7" x 5'8" (2.64 x 1.73)

A double glazed window overlooks the side and rear aspect. Fitted with a suite comprising a free standing bath,

seperate shower unit with waterfall shower, vanity hand wash basin and low level W.C. Fully tiled walls and extractor fan. Ceiling spotlights and ladder style towel radiator.

Attic Room

10'10" x 6'1" (3.32 x 1.86)

A double glazed Velux window overlooks the rear aspect. Eaves storage and ceiling spotlights. Television point.

EXTERIOR

To the front the property is gated and has a block paved driveway leading down the side of the property to the detached garage. To the rear the garden is fully enclosed and with a paved patio area, artificial lawn and raised decked seating area. Summer house.

Garage

Up and over door. Power and lighting.



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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