



10 Rhondda Avenue

Sneyd Green, Stoke-On-Trent, ST6 2LZ

I've found you a golden ticket! And its not to the Chocolate factory, I have something even sweeter to entice those taste buds! A spacious and well presented detached property on Rhondda Avenue. Boasting a lounge with multi fuel log burner, modern fitted kitchen and W.C. Three fantastic sized bedrooms and a family bathroom. Externally, the property benefits from off road parking and a detached garage and to the rear the garden is fully enclosed and laid to lawn with mature shrubbery. Located in the popular area of Sneyd Green, close to local amenities and schooling, this property is the sweet delight you have been looking for. Don't delay, call and book your viewing today.

£169,950

10 Rhondda Avenue

Sneyd Green, Stoke-On-Trent, ST6 2LZ



- BEAUTIFUL DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING
- LOUNGE/ DINER WITH MULTIFUEL BURNER
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- LARGE GARAGE
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

11'5" x 5'10" (3.48 x 1.80)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side. Storage cupboard. Tiled flooring and radiator.

Lounge

22'6" x 11'3" (6.88 x 3.43)

A double glazed bay window overlooks the front aspect with two double glazed windows to the side. Sliding patio doors lead out to the rear. Multi fuel log burner, television and telephone points. Two radiators.

Kitchen

11'1" x 7'1" (3.38 x 2.18)

Two double glazed windows overlooks the 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 fully tiled walls. Integrated electric oven and gas hob with cooker hood above.

Space and plumbing for washing machine, dish washer and space for a fridge/freezer. Tiled flooring and radiator. Storage cupboard housing combi boiler.

FIRST FLOOR

First Floor Landing

7'9" x 7'0" (2.38 x 2.15)

A double glazed window overlooks the side aspect.

Bedroom One

13'3" x 11'5" (4.04 x 3.49)

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

Bedroom Two

11'1" x 9'10" (3.40 x 3.02)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

6'7" x 5'11" (2.01 x 1.82)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'5" x 7'1" (2.28 x 2.17)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and vertical height towel rail. Loft access hatch.

EXTERIOR

To the front there is a gravelled driveway with ample off road parking. To the rear the garden is fully enclosed with lawned area and paved patio area.

Garage

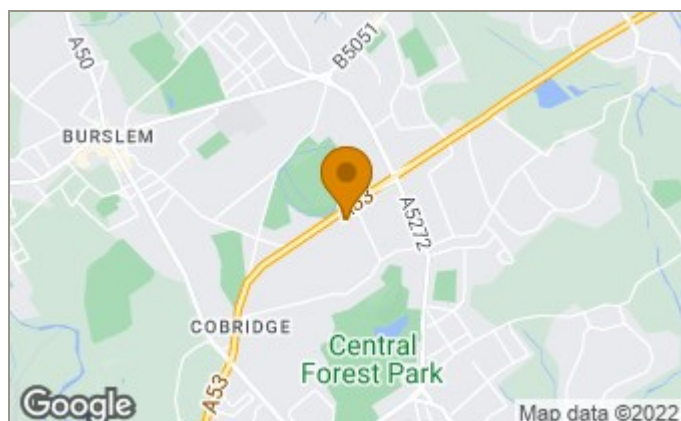
19'5" x 10'9" (5.92 x 3.30)

Up and over door with window to the side. Power and lighting.

Council Tax Band

Council tax band- C

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.
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.

