



16 Rothsay Avenue

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

SAY no to everything, so you can SAY yes to one thing! Sick of looking at houses and it being a definite no for one reason or another? Well its because you have been waiting to SAY yes to this stunning end terraced property on RothSAY Avenue. Beautifully maintained throughout this spacious property is move in ready. The accommodation on offer comprises a lounge with bay window, open plan modern fitted kitchen/diner and family room, contemporary bathroom and three bedrooms. 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 and schooling. Its time to SAY yes to RothSAY Avenue and call and book a viewing today.

£189,950

16 Rothsay Avenue

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



- STUNNING END TERRACED PROPERTY
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- MODERN BATHROOM
- POPULAR LOCATION
- SNUG LOUNGE
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES & SCHOOLING

GROUND FLOOR

Entrance Hall

8'1" x 4'11" (2.47 x 1.50)

The property has a wooden entrance to the front aspect with two double glazed windows overlooking the side aspects. Stairs to the first floor.

Lounge

15'2" x 12'0" (4.64 x 3.67)

A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator.

Inner Hall

10'7" x 3'4" (3.24 x 1.03)

Large storage cupboard. Ceiling spotlights and radiator.

Bathroom

7'5" x 7'4" (2.27 x 2.25)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with separate shower cubicle, vanity bowl hand wash basin and low level W.C. Partly tiled walls and ceiling spotlights. Ladder style towel radiator and extractor fan.

Open Plan

Kitchen/Diner/Family Room

Kitchen/Diner

18'5" x 7'6" (5.63 x 2.30)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset asterite sink unit with side drainer. Coordinating work surface areas and integrated appliances include electric oven and hob, microwave, fridge/freezer, washing machine and dishwasher. Ceiling spotlights and ladder style towel radiator. Space for table and chairs.

Family Room

11'9" x 8'8" (3.59 x 2.66)

A double glazed window overlooks the front aspect. Under stairs storage cupboard with electric and space for tumble dryer. Ceiling spotlights, television point and radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

12'0" x 10'8" (3.68 x 3.27)

A double glazed window overlooks the front aspect. Large walk in wardrobe storage cupboard. Television point and radiator.

Bedroom Two

12'6" x 8'2" (3.83 x 2.50)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

9'1" x 7'3" (2.77 x 2.21)

A double glazed window overlooks the rear aspect. Radiator.

EXTERIOR

To the front there is a paved driveway with side access gate leading out to the rear. The rear garden is fully enclosed and laid with an Indian stone patio area with lawned area. Raised decked seating area and sleeper flower bed borders.

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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