



28 Granville Avenue

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

In the words of Forrest Gump, "Stupid is as stupid does" I will tell you now you will be kicking yourself if you don't get the opportunity to view this well presented semi detached property located on Granville Avenue. Located in the popular area of Sneyd Green the accommodation comprises a large lounge, fitted kitchen, entrance hall and cloakroom to the ground floor. The first floor has two double bedrooms and a bathroom. Externally the property has off road parking, an enclosed rear garden and detached garage. Close to local amenities, schooling and the city centre. And if that wasn't enough the property is sold with no upward chain! So all that's left to say is "Run. Forrest run" down to our office to make yourself a booking to view and avoid disappointment.

Offers in excess of £140,000

28 Granville Avenue

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



- IMMACULATE SEMI DETACHED PROPERTY
- CLOAKROOM
- DETACHED GARAGE
- GOOD SIZED LOUNGE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- FITTED KITCHEN
- CONTEMPORARY BATHROOM
- SOLD WITH NO UPWARD CHAIN!

GROUND FLOOR

Entrance Hall

13'3" x 5'6" (4.04 x 1.69)

A UPVC door to the side aspect and double glazed window to the side aspect. Radiator. Doors to storage cupboard and stairs to first floor.

Cloakroom

5'4" x 2'8" (1.64 x 0.83)

A double glazed window to the side aspect. Low level W/C.

Lounge

15'3" x 14'2" (4.67 x 4.34)

A double glazed bay window to the front aspect. Gas fire place and radiator. Television point.

Kitchen

12'1" x 7'11" (3.69 x 2.43)

A UPVC door to the rear aspect and two double glazed windows to the rear aspect. Fitted with a range of wall and base storage units with stainless steel sink and side drainer. Coordinating work surface areas and fully tiled

walls. Integrated appliances include electric oven and electric hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Combi boiler and radiator.

FIRST FLOOR

Landing

5'11" x 5'1" (1.81 x 1.57)

Stairs from the ground floor and doors housing storage cupboard.

Bedroom One

15'4" x 14'10" (4.68 x 4.54)

A double glazed bay window to the front aspect. Fitted wardrobes and radiator.

Bedroom Two

12'2" x 9'9" (3.72 x 2.99)

A double glazed window to the rear aspect. Radiator and loft hatch access.

Bathroom

5'10" x 5'0" (1.78 x 1.54)

A double glazed window to the

rear aspect. Fitted with a suite comprising shower cubicle, vanity wash hand basin. Fully tiled walls and extractor fan. Vertical towel rail.

EXTERIOR

To the front of the property there is a lawned garden with mature hedge borders. A paved driveway providing off road parking. To the rear of the property there is a small lawned garden with hedge borders and planters and a paved patio. And outhouse.

Garage

13'10" x 8'0" (4.22 x 2.46)

An up and over door to the front aspect and window to the rear.

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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