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52 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 well presented 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, fitted breakfast kitchen, conservatory, three bedrooms 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. Even better its sold with no upward chain. 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.

£190,000

52 Haven Avenue

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

3 1 1

- WELL PRESENTED, SPACIOUS SEMI DETACHED PROPERTY
- THREE WELL PROPORTIONED BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- LOUNGE/DINER AND CONSERVATORY
- FAMILY BAHTROOM
- CLOSE TO EXCELLENT SCHOOLING AND AMENITIES
- FITTED KITCHEN
- ENCLOSED REAR GARDEN AND GARAGE

GROUND FLOOR

Entrance Porch

5'9" x 2'10" (1.77 x 0.87)
UPVC sliding door to the front aspect. UPVC windows to the front and side aspect.

Entrance Hall

11'6" x 5'10" (3.52 x 1.78)
Door to the front aspect. Radiator and stairs to the first floor. Door to under stair storage cupboard.

Lounge/Diner

25'4" x 11'5" (7.73 x 3.48)
UPVC bay window to the front aspect and UPVC sliding doors to the rear aspect. Two radiators.

Kitchen

10'8" x 7'9" (3.26 x 2.38)
UPVC window to the side aspect and UPVC door to the rear aspect. Fitted with a range of wall and base storage units with inset A sterite sink and side drainer. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Radiator and ceiling spotlights.

Conservatory

10'8" x 5'4" (3.27 x 1.63)
UPVC patio doors to the rear aspect and UPVC windows to the rear and side aspect.

FIRST FLOOR

Landing

9'10" x 6'5" (3.01 x 1.96)
UPVC window to the side aspect. Stairs from the ground floor and door to storage cupboard housing boiler.

Bedroom One

11'10" x 11'5" (3.61 x 3.48)
UPVC window to the rear aspect. Radiator.

Bedroom Two

11'6" x 9'9" (3.51 x 2.99)
UPVC window to the front aspect. Radiator.

Bedroom Three

7'6" x 7'6" (2.30 x 2.30)
UPVC window to the front aspect. Radiator.

Bathroom

6'3" x 5'3" (1.91 x 1.61)
UPVC window to the rear aspect. Fitted with a suite comprising bath with shower above, wash hand basin and low level WC. Radiator and loft hatch access.

EXTERIOR

To the front of the property there is a gated access leading to a paved driveway. The rear is enclosed with a paved patio and tiered decked area.

Garage

Up and over door to the front aspect.

















Floor Plan

GROUND FLOOR



1ST FLOOR



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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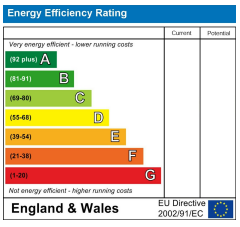

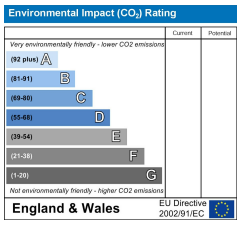

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