



4 Granville Avenue

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

Its time to get green fingered as this beautiful sizeable garden on Granville Avenue is going to have you green with envy. Sitting on a superb corner plot this spacious semi detached property is framed with manicured and landscaped gardens to the side and rear for you to enjoy those hazy summer days and evenings in. The property itself is beautifully maintained throughout and the accommodation comprises a large lounge/diner with bay window to the front, modern fitted kitchen, three bedrooms and a contemporary shower room. Externally the property benefits from a large driveway to the front and a second driveway leading to a detached garage at the side, so houses ample off road parking. The gardens are laid to lawn with flower bed and shrubbery borders with mature trees and hedgerows. To the rear there is a large decked seating area and paved patio area. Located close to local amenities, excellent commuter links to the main town centre, schooling and within walking distance to the popular Central Forest Park featuring a lake with walkways and a skate park with playground. No need to be green with envy call today and book your viewing.

£184,950

4 Granville Avenue

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- IMMACULATE SEMI DETACHED
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION
- OPEN PLAN LOUNGE/DINER
- CONTEMPORARY BATHROOM
- GARAGE
- FITTED KITCHEN
- SIZEABLE PLOT
- LANDSCAPED GARDENS

GROUND FLOOR

Entrance Porch

The property has a double glazed entrance door with tiled flooring.

Entrance Hall

14'3" x 6'3" (4.36 x 1.91)

A wooden stained glass entrance door leads from the porch. Under stairs storage cupboard, stairs to the first floor. Radiator.

Open Plan Lounge/Diner

Lounge

11'6" x 10'10" (3.51 x 3.32)

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

Dining Area

13'3" x 10'11" (4.05 x 3.33)

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

Kitchen

15'6" x 6'2" (4.74 x 1.88)

A double glazed window overlooks the side aspect with an access door leading out onto the rear garden. Fitted with a

range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space and plumbing for a fridge/freezer and washing machine. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

11'6" x 9'6" (3.51 x 2.91)

A double glazed bay window overlooks the front aspect. Fitted with a range or wardrobes and built in dressing table. Television point and radiator.

Bedroom Two

13'0" x 10'10" (3.97 x 3.31)

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

Bedroom Three

9'0" x 6'3" (2.75 x 1.91)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

6'10" x 6'2" (2.09 x 1.88)

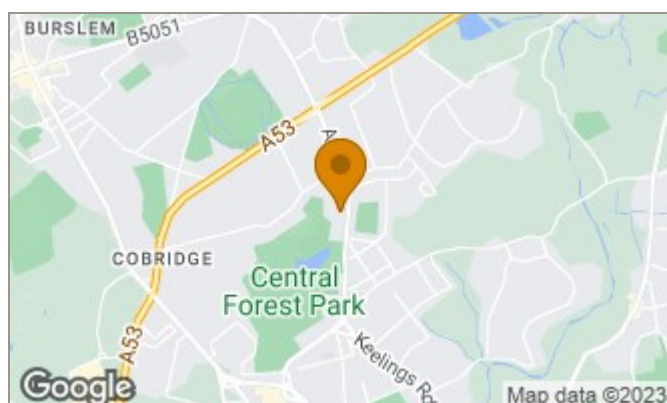
A double glazed window overlooks the front aspect. Walk in double shower unit, vanity hand wash basin and low level W.C. Fully tiled walls, extractor fan and ceiling spotlights. Ladder style towel radiator.

EXTERIOR

The property benefits from a sizeable corner plot with gardens to the front, side and rear. To the front there is a gated block paved driveway with access gate to the side of the property. To the side the property is laid to lawn framed with mature trees and flower bed borders, with a second gated driveway leading to the detached garage. To the rear the property has a decked patio seating area with another lawned area with flower bed borders and mature trees.

Garage

Detached garage up and over door with power and lighting and side access window.





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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