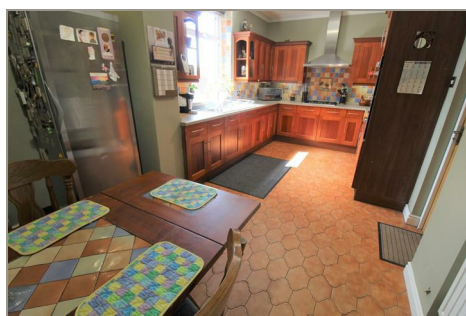




## 6 Raymond Avenue

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

Like a RAY of sunshine on a cloudy day, it just brightens up your mood! Well let me show you something to make your day. This delightfully spacious semi detached property on RAYmond Avenue comprises lounge, dining room, large kitchen/diner, utility room, cloakroom, four double bedrooms, en suite bathroom and family bathroom and integral garage. The exterior has off road parking and a well maintained enclosed rear garden. These sun RAY's won't last long so call today to book your viewing.

**Offers in excess of £249,950**

# 6 Raymond Avenue

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



- BEAUTIFUL EXTENDED SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- LOCATED IN A QUIET CUL DE SAC
- LARGE KITCHEN/ DINING AREA
- FOUR DOUBLE BEDROOMS
- INTEGRAL GARAGE AND OFF ROAD PARKING
- UTILITY ROOM AND CLOAKROOM
- MASTERED BEDROOM WITH ENSUITE
- WELL MAINTAINED REAR GARDEN

## GROUND FLOOR

### Entrance Porch

7'11" x 1'9" (2.43 x 0.55)

UPVC double doors to the front aspect and double glazed window to the front aspect. Tiled walls.

### Entrance Hall

15'10" x 6'2" (4.83 x 1.90)

A door to the front aspect and double glazed window to the front aspect.

Radiator and telephone point. Door to

under stair storage cupboard. Stairs to first floor.

### Dining Room

13'11" x 10'10" (4.25 x 3.31)

A double glazed bay window to the front aspect. Radiator and television point.

### Lounge

13'11" x 10'10" (4.26 x 3.31)

A double glazed window to the rear aspect. Gas fireplace and radiator.

Television point and oak engineered flooring.

### Kitchen

19'3" x 10'5" (5.89 x 3.20)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Co ordinating work surface areas and tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Space for a fridge/freezer. Radiator and tiled flooring.

### Utility Room

7'7" x 6'0" (2.32 x 1.83)

A UPVC door to the rear aspect and double glazed window to the rear aspect.

Plumbing for a washing machine and space for a tumble dryer. Radiator. Oak flooring.

### Cloakroom

4'6" x 2'2" (1.39 x 0.67)

Fitted with a low level W.C.

### Integral Garage

18'6" x 12'1" (5.66 x 3.69)

An electric up and over door to the front aspect. Two windows to the side aspect. Power and light. Combi boiler.

## FIRST FLOOR

### Landing

10'7" x 7'8" (3.25 x 2.36)

Stairs from the ground floor and loft hatch access.

### Bedroom One

12'9" x 12'0" (3.90 x 3.66)

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

### En Suite

7'6" x 6'2" (2.30 x 1.89)

A double glazed window to the front aspect. Fitted with a suite comprising double shower cubicle, vanity wash hand basin and low level W.C. Partly tiled walls and extractor fan. Radiator and ceiling spotlights.

### Bedroom Two

14'0" x 10'11" (4.28 x 3.34)

A double glazed window to the rear aspect. Radiator.

### Bedroom Three

11'6" x 10'11" (3.51 x 3.33)

A double glazed window to the front aspect. Radiator.

### Bedroom Four

12'0" x 9'11" (3.68 x 3.03)

A double glazed window to the rear aspect. Radiator.

### Bathroom

9'10" x 6'2" (3.01 x 1.88)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with mixer tap and shower above. Wash hand basin and low level W.C. Fully tiled walls and extractor fan. Radiator and ceiling spotlights. Door to storage cupboard.

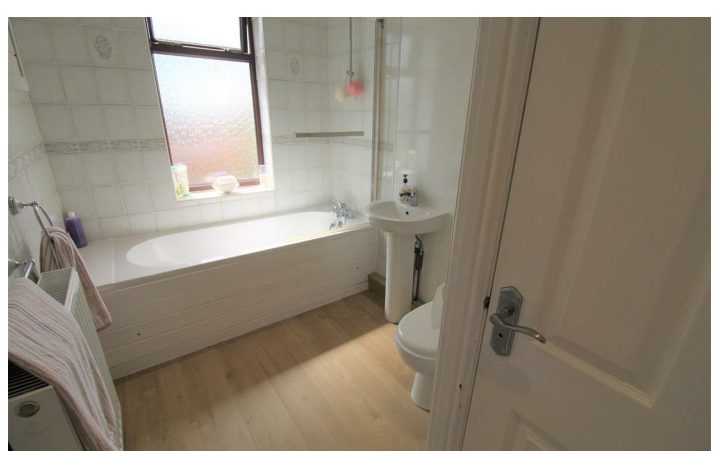
## EXTERIOR

To the front of the property there is a block paved driveway and a path for side access to the rear garden. The rear garden is fully enclosed, there is a paved patio area, laid to lawn with matures borders. Summerhouse.

### Council Tax Band

Council Tax Band C

Purchaser should seek confirmation prior to completion

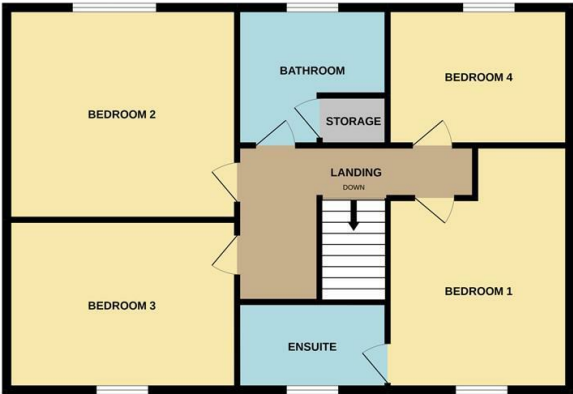


Floor Plan

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.  
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.

