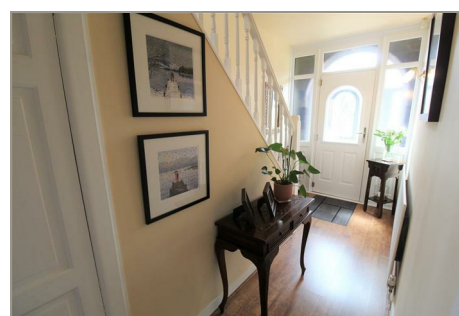




2 Granville Avenue

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

Anyone can live in a house, but homes are created with patience, time and love. All the love and patience has gone into this spacious family home on Granville Avenue. Beautifully maintained throughout this semi detached property sits on a sizeable plot in the popular area of Sneyd Green. The accommodation comprises a large lounge/diner, modern fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from a huge block paved driveway for ample off road parking and a detached garage, to the rear the garden is fully enclosed and laid mainly to lawn with a raised decked seating area and mature trees and shrubbery. 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. So now is the time for you to book your viewing, and fall in love with this home. Call today to book.

£184,950

2 Granville Avenue

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



- STUNNING SEMI DETACHED PROPERTY
- LARGE LOUNGE/DINER
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- DETACHED GARAGE
- AMPLE OFF ROAD PARKING
- LARGE CORNER PLOT REAR GARDEN
- CENTRAL LOCATION
- VIEWING IS A MUST

GROUND FLOOR

Entrance Porch

6'3" x 1'8" (1.93 x 0.52)

Double glazed doors lead into the entrance porch. Tiled flooring.

Entrance Hall

14'5" x 6'3" (4.40 x 1.91)

A double glazed entrance door leads from the porch. Under stairs storage cupboard, stairs leading to the first floor. Radiator.

Lounge/Dining Room

25'0" x 10'11" (7.64 x 3.33)

A double glazed bay window overlooks the front aspect with a double glazed window to the rear aspect. Fireplace housing gas fire. Television and telephone point. Two radiators.

Kitchen

15'7" x 6'2" (4.75 x 1.90)

A double glazed window overlooks the side aspect coupled with a double glazed access door leading out to the side. Fitted with a range of wall and base storage units with inset

sink unit, coordinating work surface areas and partly tiled walls. Freestanding Range style gas cooker with cooker hood above. Integrated appliances include fridge/freezer, washer/dryer and dishwasher. Storage cupboard housing central heating boiler. Vertical heated towel radiator. Breakfast bar area.

FIRST FLOOR

First Floor Landing

8'3" x 6'2" (2.52 x 1.90)

A double glazed window overlooks the side aspect. Loft access hatch with ladder, loft is partly boarded.

Bedroom One

11'7" x 10'11" (3.54 x 3.34)

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

Bedroom Two

13'0" x 10'11" (3.98 x 3.35)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

9'2" x 6'3" (2.80 x 1.92)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

6'10" x 6'2" (2.10 x 1.88)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Partly tiled walls and ladder style towel radiator.

EXTERIOR

The front of the property has a large block paved drive and mature shrubs. To the rear and side there is block paving, lawn and a decked area. Greenhouse and sheds. Mature shrubs.

Garage

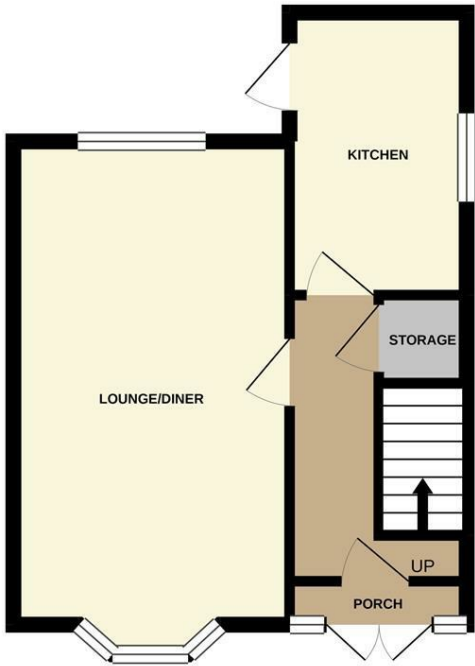
17'8" x 8'10" (5.39 x 2.71)

Up and over door with double glazed window to the side aspect and side access door.



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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