



7 Granville Avenue

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

SIGNED, SEALED, DELIVERED I'M YOURS!!!! And it could be as simple as that, if you manage to bag yourself this spacious, Town house located on Granville Avenue. Immaculate throughout; this property comprises of a lounge, kitchen/ dining area, garden room, ground floor bathroom, three well proportioned bedrooms and a WC. Externally, the property benefits from off road parking and a low maintenance rear garden. Located in the popular area of Sneyd Green, close to local amenities, commuter links to the main town centre, excellent schooling and within walking distance to the popular Central Forest Park; featuring a lake with walkways and a skate park with playground. So ooh baby here I am, signed, sealed delivered and I'm yours. Call today to book your viewing.

Offers in excess of £180,000

7 Granville Avenue

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- VERY WELL PRESENTED THREE BEDROOM TOWNHOUSE
- GROUND FLOOR BATHROOM
- W/C TO THE FIRST FLOOR
- POPULAR LOCATION, CLOSE TO FOREST PARK, CITY CENTRE, SCHOOLING AND AMENITIES

- GOOD SIZED LOUNGE WITH FEATURE FIREPLACE
- COSY GARDEN ROOM
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN WITH CONCRETE BUILDING

- FITTED KITCHEN AND DINING AREA
- THREE GOOD SIZED BEDROOMS
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

5'11" x 1'10" (1.82 x 0.57)

UPVC double doors to the front aspect and UPVC windows to the front aspect. Tiled flooring.

Entrance Hall

Wooden feature door to the front aspect. Radiator and parquet flooring. Stairs to the first floor.

Lounge

16'11" x 11'10" (5.16 x 3.63)

UPVC bay window to the front aspect. Gas fireplace and two radiators. Telephone point.

Kitchen/ Dining Area

15'7" x 8'4" (4.77 x 2.55)

UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink and side drainer. Coordinating work surface areas. Gas cooker and cooker hood above. Plumbing for a washing machine and space for a

fridge/freezer. Radiator and laminate flooring.

Garden Room

5'8" x 5'8" (1.75 x 1.74)

UPVC door to the rear aspect and UPVC windows to the rear aspect. Radiator and tiled flooring.

Bathroom

7'4" x 6'3" (2.26 x 1.91)

Double glazed windows to the rear aspect. Fitted with a suite comprising shower cubicle, low level W/C and wash hand basin. Vertical radiator and fully tiled walls.

FIRST FLOOR

landing

Stairs from the ground floor.

Bedroom One

15'3" x 11'4" (4.66 x 3.46)

UPVC windows to the front aspect. Radiator and door to storage cupboard.

Bedroom Two

10'11" x 8'7" (3.33 x 2.62)

UPVC window to the rear aspect. Radiator and fitted wardrobes. Laminate flooring.

Bedroom Three

8'11" x 7'0" (2.73 x 2.15)

UPVC window to the rear aspect. Radiator and fitted wardrobes, wall mounted combi boiler.

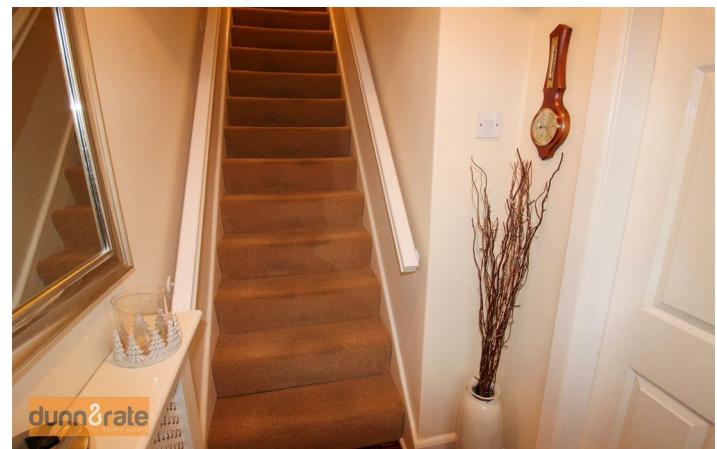
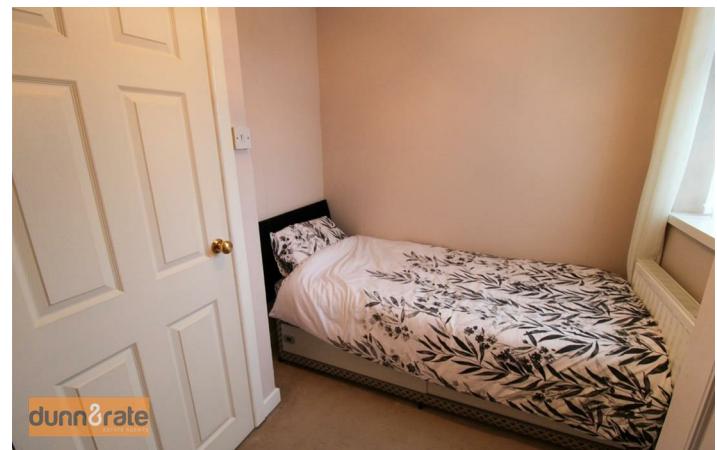
W/C

3'10" x 3'5" (1.18 x 1.05)

Fitted with a wash hand basin and low level W/C. Parquet flooring.

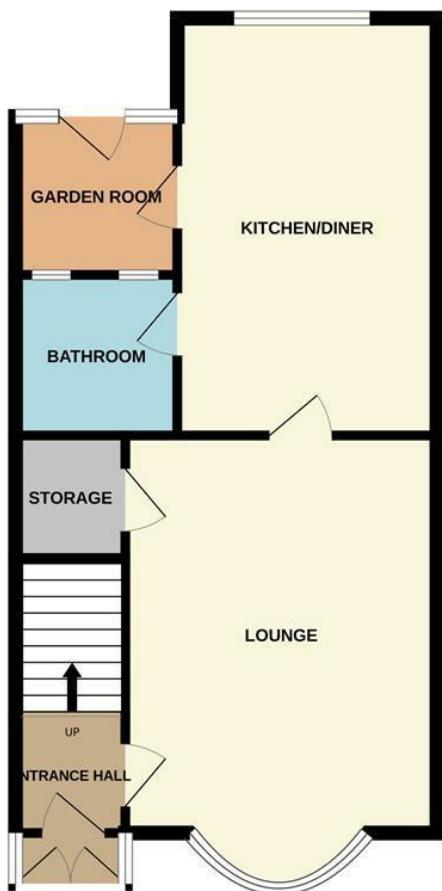
EXTERIOR

To the front of the property there is a block paved driveway and garden. Gate to a shared access for the rear garden. To the rear there is an enclosed mature garden with concrete storage building.



Floor Plan

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | | |
| (81-91) B | | | |
| (70-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |