



## 32 Kelvin Avenue

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

Its time to get your paint brushes at the ready and get your creative juices flowing, as I have a spacious property sitting on a sizeable plot in need of a bit of love and updating. Sold with no upward chain this property is the perfect project to get your renovation skills going. The accommodation on offer comprises a large lounge, kitchen/diner, utility room, three bedrooms and two bathrooms. Externally the property benefits from a wrap around plot, garage and ample off road parking. Located in the popular area of Sneyd Green close to local amenities, schooling and commuter links to the main town centre. Let your imagination run wild the possibilities are endless with this one so dream big.

**Offers in excess of £185,000**

# 32 Kelvin Avenue

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



- SPACIOUS DETACHED PROPERTY IN A POPULAR LOCATION
- UTILITY ROOM AND GROUND FLOOR BATHROOM
- BATHROOM
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE
- GOOD SIZED INTEGRAL GARAGE
- CORNER PLOT DETACHED PROPERTY WITH AMPLE PARKING
- KITCHEN/ DINER
- THREE BEDROOMS
- REAR GARDEN

## GROUND FLOOR

### Entrance Hall

15'5" x 6'0" (4.70 x 1.85)

UPVC door to the front aspect. Radiator and stairs to the first floor. Door to under stair storage cupboard.

### Lounge

23'0" x 11'4" (7.02 x 3.47)

Bay window to the front aspect. Open fireplace and wall lights. Two radiators.

### Kitchen/Diner

23'11" x 6'8" (7.29 x 2.05)

UPVC patio doors to the rear aspect. Window to the rear aspect. Fitted with a range of wall and base storage units with inset ceramic sink. Coordinating work surface areas with partly tiled walls. Integrated appliances include gas hob and electric oven. Space for a fridge/freezer. Two radiators and tiled flooring.

### Utility Room

6'10" x 6'0" (2.09 x 1.83)

UPVC door to the rear aspect and window to the side aspect. Work surface and tiled walls. Tiled flooring.

### Bathroom

8'6" x 6'0" (2.60 x 1.84)

Window to the side aspect. Low level W.C and wash hand basin. Tiled flooring

## FIRST FLOOR

### Landing

7'10" x 6'1" (2.40 x 1.87)

Window to the side aspect. Stairs from the ground floor.

### Bedroom One

12'4" x 11'5" (3.78 x 3.49)

Window to the rear aspect. Radiator.

### Bedroom Two

12'10" x 11'5" (3.92 x 3.49)

Bay window to the front aspect. Radiator.

### Bedroom Three

7'8" x 6'6" (2.34 x 1.99)

Window to the front aspect. Radiator.

### Bathroom

7'9" x 6'0" (2.38 x 1.85)

Window to the rear aspect. Fitted with a suite comprising p shaped bath with shower above, low level WC and wash hand basin. Partly tiled walls and vertical radiator, Loft hatch access.

### INTEGRAL GARAGE

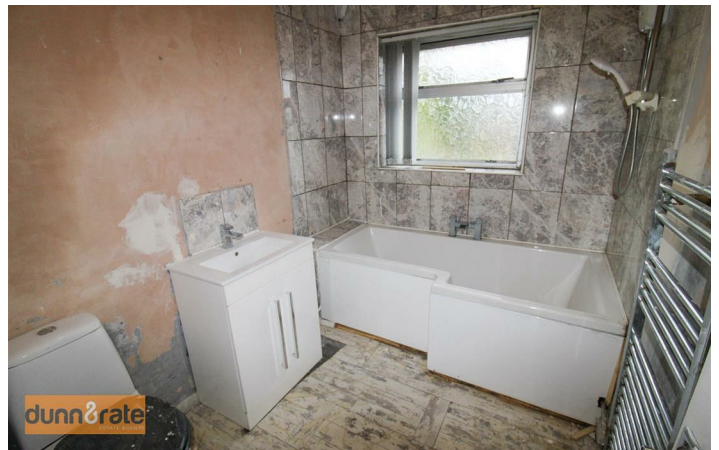
23'7" x 12'4" (7.21 x 3.77)

Up and over door to the front aspect. Window to the side aspect. Radiator and wall mounted combi boiler.

### EXTERIOR

To the front of the property there is a paved garden and driveway. Access to the rear garden via both sides of the property. The rear garden has a paved patio and gravelled garden.





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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