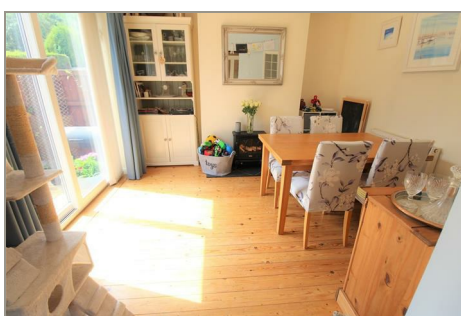




3 Granville Avenue

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, end town house on Granville Avenue. Immaculate throughout; the property comprises of a lounge, open plan kitchen/diner, three bedrooms and a contemporary bathroom. Externally, the property benefits from ample off road parking and a lawned rear garden with paved patio seating area. 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.

£185,000

3 Granville Avenue

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



- STUNNING END TERRACED PROPERTY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GOOD SIZED KITCHEN/DINER
- CONTEMPORARY BATHROOM SUITE
- POPULAR LOCATION CENTRAL TO CITY CENTRE
- SNUG LOUNGE
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

14'4" x 6'4" (4.39 x 1.94)

The property has a single glazed door to the front aspect coupled with a double glazed window to the front and side. Original tiled flooring and under stairs storage cupboard. Stairs leading to the first floor. Radiator.

Lounge

13'1" x 10'11" (4.01 x 3.33)

A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Television and telephone points. Radiator.

Open Plan Kitchen/Diner

18'1" x 15'11" (5.53 x 4.87)

A double glazed window overlooks the side and rear aspect coupled with double glazed sliding doors leading out to the rear and a side access door. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side

drainer. Coordinating work surface areas and ceiling spotlights. Integrated electric oven and gas hob. Space and plumbing for fridge/freezer, washing machine and dishwasher. Wall mounted central heating boiler. Two radiators. Space for table and chairs. Loft access hatch.

FIRST FLOOR

First Floor Landing

7'6" x 6'4" (2.29 x 1.94)

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

11'5" x 10'10" (3.48 x 3.32)

A double glazed window overlooks the rear aspect. Television and telephone points. Radiator.

Bedroom Two

13'4" x 10'10" (4.07 x 3.32)

A double glazed window overlooks the front aspect. Television and telephone points.

Radiator.

Bedroom Three

7'3" x 6'3" (2.21 x 1.92)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'10" x 7'8" (2.40 x 2.36)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, vanity hand wash basin and low level W.C. Fully tiled walls and flooring. Radiator.

EXTERIOR

To the front the property has a tarmacadam driveway for ample off road parking. To the rear the garden is laid to lawn with a paved patio area and garden shed.

Council Tax Band

Council Tax Band B.

Purchaser should seek confirmation prior to completion



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.
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.

