



63 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, semi detached property on Granville Avenue. Immaculate throughout; this semi detached property comprises of a lounge, kitchen, study, two double bedrooms and a bathroom. Externally, the property benefits from ample off road parking and a low maintenance rear garden laid to paving. 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.

£154,950

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- IMMACULATE SEMI DETACHED
- STUDY & CLOAKROOM
- OFF ROAD PARKING
- NO UPWARD CHAIN!!
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- FITTED KITCHEN
- FAMILY BATHROOM
- POPULAR LOCATION, MUST VIEW

GROUND FLOOR

Entrance Hall

16'9" x 6'11" (5.13 x 2.12)

The property has a double glazed entrance door to the side aspect. Under stairs storage cupboard. Stairs leading to the first floor. Radiator.

Cloakroom

4'11" x 2'6" (1.50 x 0.77)

A double glazed window overlooks the side aspect. Storage cupboard housing central heating boiler. Low level W.C.

Lounge

14'11" x 14'10" (4.56 x 4.54)

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

Kitchen

13'11" x 11'9" (4.25 x 3.60)

A double glazed window overlooks the rear aspect with double glazed patio doors leading out to the rear. Fitted with a range of wall and base storage units

with inset Asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above and dishwasher. Microwave, Space for

fridge/freezer and plumbing for washing machine. Television point and radiator.

Study

13'11" x 6'4" (4.25 x 1.95)

A double glazed window overlooks the front aspect. Radiator.

FIRST FLOOR

First Floor Landing

5'11" x 2'11" (1.81 x 0.89)

Storage cupboard.

Bedroom One

15'0" x 12'2" (4.58 x 3.72)

A double glazed window overlooks the front aspect. Fitted wardrobes and two storage cupboards. Radiator.

Bedroom Two

14'0" x 9'6" (4.29 x 2.90)

A double glazed window overlooks the rear aspect. Fitted wardrobes, Loft access hatch and radiator.

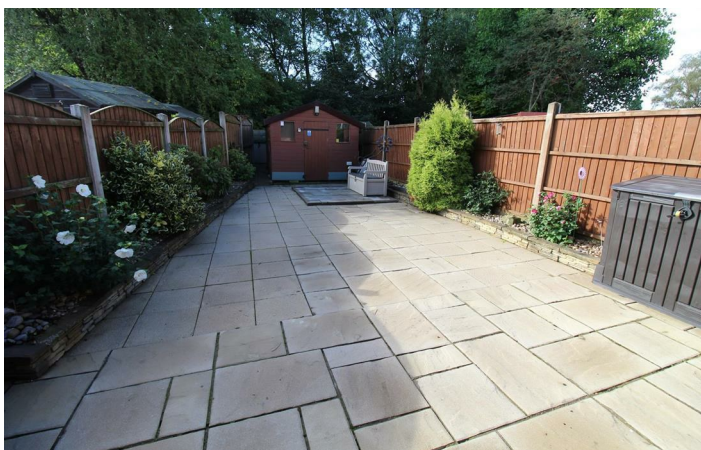
Bathroom

10'11" x 5'4" (3.35 x 1.65)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit, low level W.C and wash hand basin. Fully tiled walls, extractor fan and radiator.

EXTERIOR

To the front there is a block paved driveway with double gates and hedge border. To the rear the garden is low maintenance and laid to paving with a garden shed with power and light, hedge borders.



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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