



36 Kingston Avenue

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

In the words of Mary Poppins, "Practically perfect in everyway!" I don't think I could of put it better myself, this stunning semi detached property on Kingston Avenue has been fully refurbished throughout and completed to a the highest of standards! Sold with no upward chain and looking for a new owner, it is literally move in ready for any prospective buyer. The spacious accommodation on offer comprises a lounge with bay window, open plan modern fitted kitchen/diner, cloakroom, three fantastic sized bedrooms and a family bathroom. Externally the property benefits from ample off road parking to the front and side and large paved patio seating and lawn finishes the rear garden. Located in the popular area of Sneyd Green, Close to local amenities, excellent schooling and commuter links to the main town centre. They say a spoonful of sugar helps the medicine go down, I have no doubt this property will go down an absolute treat, come and make it yours!!!

£209,950

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- STUNNING SEMI DETACHED PROPERTY
- OPEN PLAN MODERN KITCHEN/DINER
- AMPLE OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN
- FULLY REFURBISHED TO A HIGH STANDARD
- THREE FANTASTIC SIZED BEDROOMS
- PAVED REAR PATIO AND LAWN
- LOUNGE WITH BAY WINDOW
- CONTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

13'10" x 6'2" (4.22 x 1.88)

The property has as double glazed entrance door to the front aspect coupled with a double glazed window to the front. Stairs leading to the first floor and under stairs storage cupboard. Ceiling spotlights and radiator.

Cloakroom

5'8" x 5'6" (1.73 x 1.69)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and vanity hand wash basin. Ceiling spotlights and extractor fan.

Lounge

13'10" x 10'9" (4.22 x 3.28)

A double glazed bay window overlooks the front aspect. Radiator and telephone point.

Kitchen/Diner

17'6" x 14'7" (5.34 x 4.47)

A double glazed window overlooks the rear aspect coupled with a double glazed bay window with rear 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 integrated electric oven with gas hob and cooker hood above. Integrated dish washer. Space and plumbing for fridge/freezer and washing machine. Wall mounted central heating boiler. Ceiling spotlights and radiator. Space for table and chairs.

FIRST FLOOR

First Floor Landing

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

Bedroom One

13'8" x 9'6" (4.17 x 2.90)

A double glazed bay window overlooks the front aspect. Radiator.

Bedroom Two

12'8" x 9'9" (3.87 x 2.99)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

9'10" x 7'4" (3.01 x 2.26)

A double glazed window overlooks the rear aspect. Radiator.

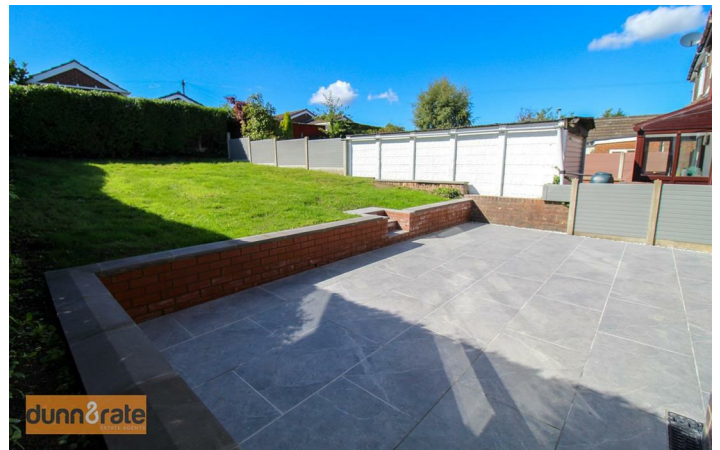
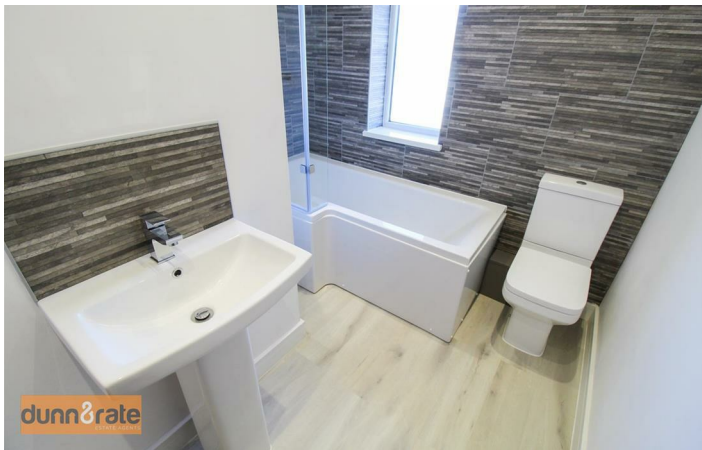
Bathroom

7'6" x 7'5" (2.30 x 2.27)

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

EXTERIOR

To the front there is a tarmac driveway with steps leading to the entrance door, the drive continues down the side of property. To the rear there is a paved patio seating area and steps lead up to a lawn which is enclosed by a hedge border and panelled fencing.



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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