



51 Rothsay Avenue

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

Raise your glass it's time to toast and cheers to new beginnings, as Dunn & Rate have found you your new home... A well maintained semi detached property on Rothsay Avenue, immaculate throughout it's definitely one to raise your glass too. The accommodation on offer comprises of a lounge, modern fitted kitchen/diner, downstairs WC, TWO bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden and off road parking. Located in the popular area of Sneyd Green close to local amenities, excellent schooling and commuter links. Get that champagne on ice as you will celebrating soon enough once you manage to bag yourself this new home!

Offers in the region of £180,000

51 Rothsay Avenue

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



- SPACIOUS SEMI DETACHED PROPERTY
- CLOAKROOM
- OFF ROAD PARKING
- GOOD SIZED LOUNGE
- TWO DOUBLE BEDROOMS
- LARGE TIERED REAR GARDEN
- MODERN FITTED KITCHEN DINER WITH INTEGRATED APPLIANCES
- CONTEMPORARY BATHROOM SUITE
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

12'2" x 6'2" (3.73 x 1.88)

A double glazed door opens to the front and a double glazed window to the side aspect. Stairs to the first floor.

Cloakroom

4'0" x 2'5" (1.24 x 0.76)

A double glazed window looks out to the rear aspect. Low Level WC and radiator.

Lounge

15'2" x 10'11" (4.63 x 3.33)

A double glazed bay window looks out to the front aspect. Electric fireplace and radiator.

Kitchen

14'5" x 13'8" (4.41 x 4.17)

A double glazed bay window and a single window looks out to the rear. UPVC door leads out to the rear garden. Fitted with a range of wall and base storage units, with inset stainless steel sink and drainer and

coordinating work surface areas. Appliances include electric oven with gas hob and cooker hood above, wine fridge and dishwasher. Space for a washing machine and fridge/freezer. Laminate flooring.

FIRST FLOOR

First Floor Landing

13'5" x 6'0" (4.11 x 1.83)

A double glazed window looks out to the rear aspect. Loft access hatch.

Bedroom One

13'6" x 11'1" (4.13 x 3.38)

A double glazed window looks out to the front aspect. Radiator.

Bedroom Two

10'10" x 9'10" (3.32 x 3.02)

A double glazed window looks out to the rear aspect. Radiator.

Bathroom

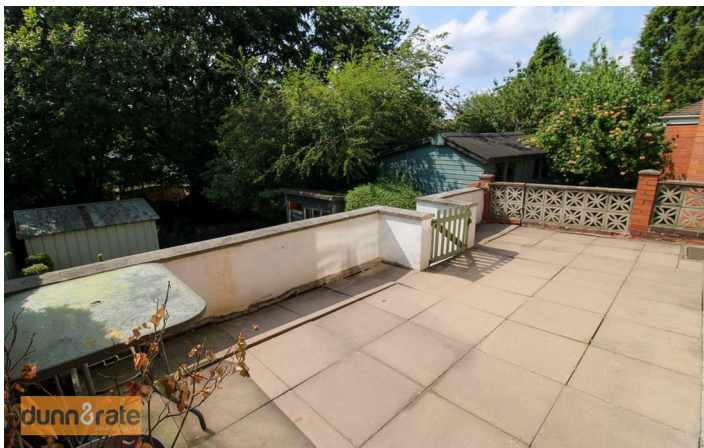
9'10" x 5'11" (3.01 x 1.81)

A double glazed window looks out to the front aspect. Fitted

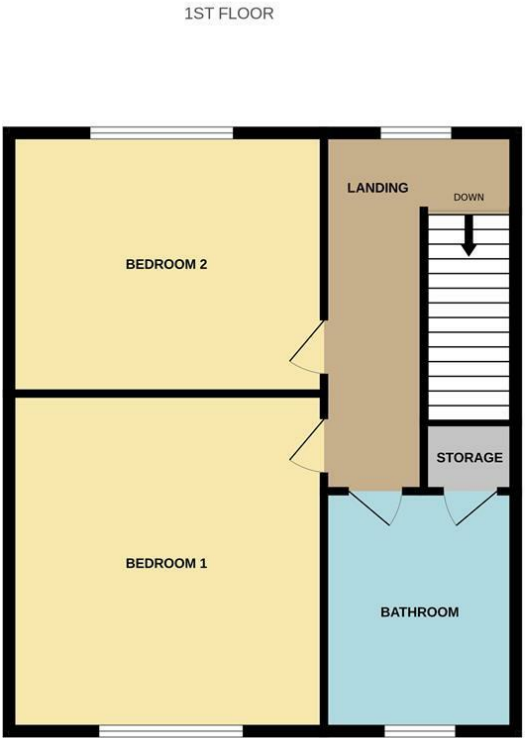
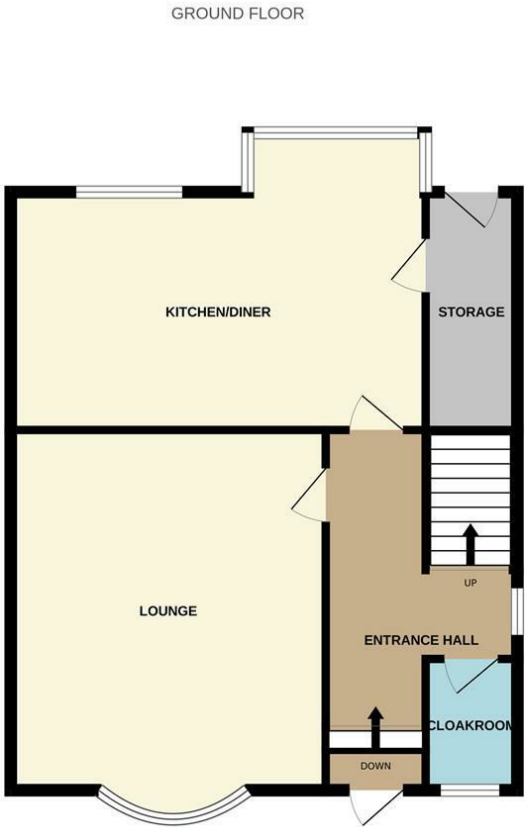
suite comprising of bath with shower over head, Low Level WC and wash hand basin with vanity unit. Towel radiator and partly tiled walls, door to storage cupboard housing the boiler.

EXTERIOR

The front of the property has a paved driveway with double gates and side access leading to the rear garden. The rear garden is split over two levels, with a paved patio area and laid to lawn with mature shrubs.



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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