

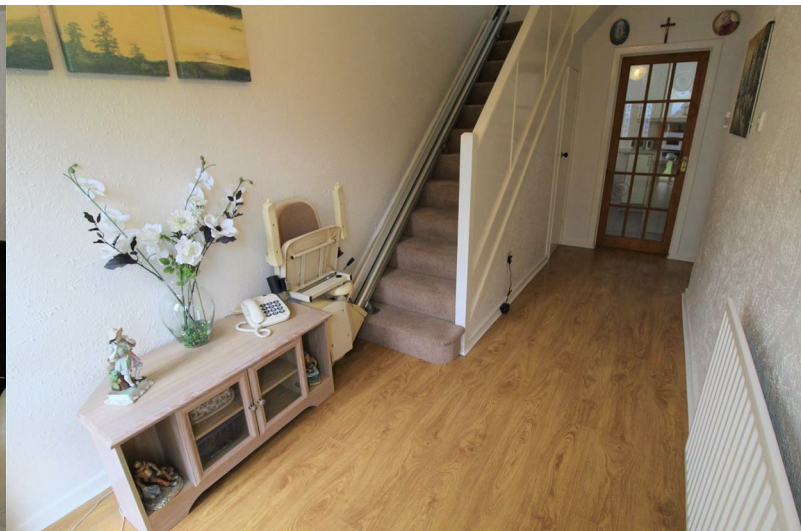


24 Haven Avenue

Sneyd Green, Stoke-On-Trent, ST6 1RL

Offers in excess of £130,000

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Ground Floor

Entrance Hall

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard with power and single glazed window to the side. Stairs to the first floor. Radiator.

Lounge/Diner

Lounge

11'10" x 11'5" (3.61 x 3.49)

A double glazed window overlooks the front aspect. Fire place housing gas fire. Television point. Radiator.

Dining Room

12'4" x 10'10" (3.78 x 3.31)

A double glazed window overlooks the rear aspect. Radiator.

Kitchen

8'5" x 7'3" (2.58 x 2.22)

A double glazed window overlooks the side aspect. Fitted with a range

of wall and base storage units with inset stainless steel sink unit and side drainer and coordinating work surface areas. Partly tiled walls. Gas cooker point. Radiator.

Rear Hallway

A double glazed entrance door leads out onto the rear garden. Storage cupboard housing central heating boiler and space and plumbing for washing machine.

Cloakroom/W.C

7'1" x 2'9" (2.18 x 0.84)

A double glazed window overlooks the rear aspect. Low level W.C and radiator.

First Floor

First Floor Landing

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

Bedroom One

12'7" x 11'5" (3.85 x 3.48)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

12'5" x 10'10" (3.80 x 3.32)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

8'1" x 6'10" (2.48 x 2.10)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'5" x 7'3" (2.28 x 2.22)

A double glazed window overlooks the side aspect. Fitted with a double

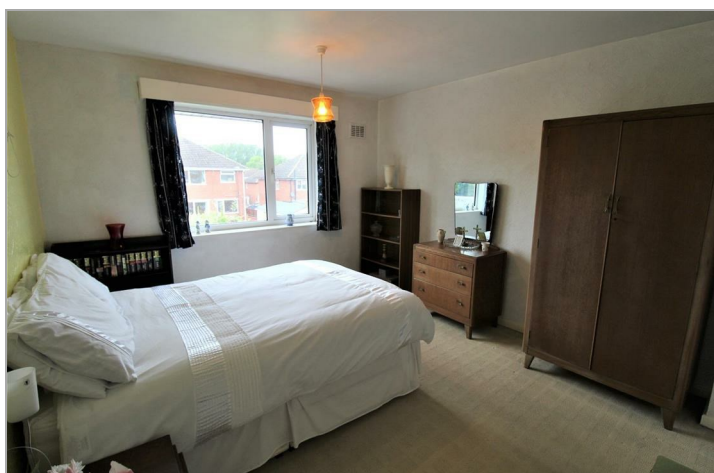
walk in shower unit, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Ladder style towel radiator. Airing cupboard.

Exterior

To the front there is a paved driveway leading down the side of the property, lawned area and flower beds. To the rear the garden is laid to lawn with a paved patio area, mature trees and shrubs with panelled fencing.

Garage

Single detached garage with an up and over door.





Ground Floor

Approx. 513.9 sq. feet



First Floor

Approx. 465.0 sq. feet



Total area: approx. 978.9 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

Viewing

Please contact our dunn & rate Estate Agents Office on 01782 789369 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	58	78
England & Wales EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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