

Kelvin Avenue Sneyd Green Stoke-On-Trent ST1 6BS



Offers In Excess Of £165,000

If your looking for a home in SNEYD GREEN-
Then this THREE BEDROOM semi just has to be seen-
With a LOVELY GARDEN perfect for Entertaining-
and spacious accommodation in case it starts raining-
Perfect if you want somewhere to make your own
And with NO UPWARD CHAIN this could soon be 'home'
A home like this there are very few,
Pick up the phone to arrange to VIEW.

We're delighted to bring to the market this lovely spacious semi detached property sitting in the popular location of Sneyd Green. Offering an abundance of potential it's a wonderful family home, offering TWO SPACIOUS RECEPTION ROOMS and a kitchen to the ground floor, whilst the first floor boasts THREE BEDROOMS, two of which are doubles, as well as a modern shower room. Externally, the property provides a driveway for off road parking, a garage and a good sized enclosed rear garden. In need of some modernisation, this is perfect if you're looking for a good sized family property that you can put your own mark on and make your dream home. If this sounds like the ideal property for you, call us now to arrange a viewing, early internal inspection is highly recommended!



Entrance Porch

Upvc French doors. Access into the entrance hall.

Entrance Hall

Feature leaded/stained glass windows and door. Radiator. Stairs off to the first floor. Useful storage cupboard with double glazed window to the side aspect.



Sitting Room/Dining Room

12'2" into bay x 11'5" into alcove (3.73 into bay x 3.49 into alcove)

Double glazed bay window to the front aspect. Radiator. Feature fireplace housing gas fire. Coving to ceiling.

Lounge

12'5" x 11'5" into alcove (3.80 x 3.50 into alcove)

Double glazed window to the rear aspect. Radiator. Feature fireplace housing gas fire. Coving to ceiling.

Kitchen

15'10" x 6'0" (4.84 x 1.84)

Fitted kitchen with wall mounted units, worktops with space below for appliances. Stainless steel single drainer sink with unit and drawers below. Space for cooker. Two double glazed windows. Plumbing for automatic washing machine. Radiator. Upvc door to the side aspect. Gas central heating boiler.

First Floor

Landing

Double glazed window to the side aspect.

Bedroom One

12'9" into bay x 11'5" into alcove (3.91 into bay x 3.50 into alcove)

Double glazed window. Radiators.



Bedroom Two

12'5" x 11'6" (3.81 x 3.51)

Double glazed window. Radiator.



Bedroom Three

6'9" x 6'2" (2.08 x 1.88)

Double glazed window. Radiator.

Shower Room

7'9" max x 6'0" (2.38 max x 1.84)

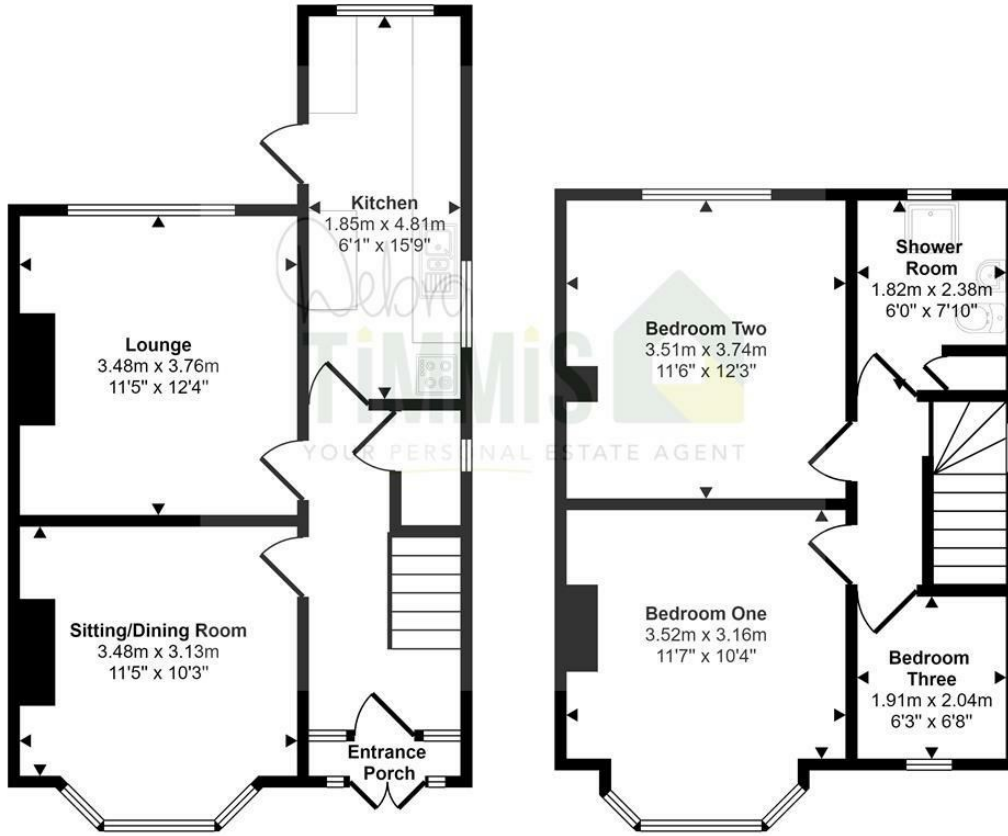
Suite comprises, shower cubicle housing Mira shower, pedestal wash hand basin and low level WC. Radiator. Double glazed window. Airing cupboard.

Externally

To the front aspect the garden area is laid to lawn with a variety of maturing shrubs. Driveway providing ample off road parking. Access to the single garage. To the rear there is a patio seating area. Lawn garden with a range of maturing shrubs and trees. Ornate feature pond. Greenhouse.



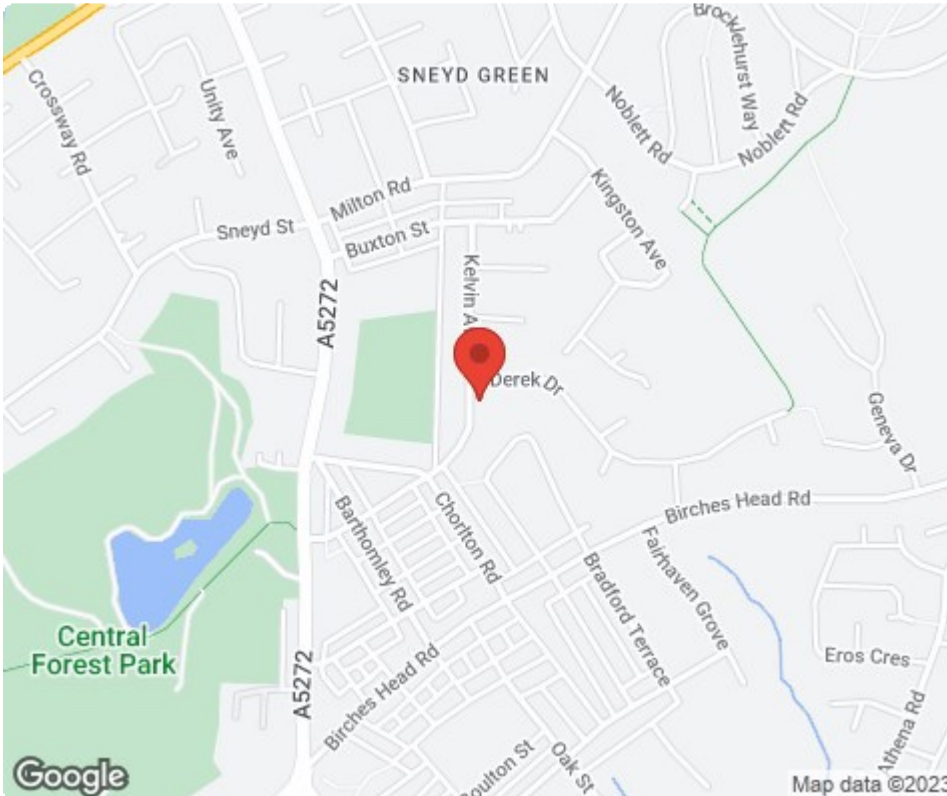
Approx Gross Internal Area
85 sq m / 911 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft

First Floor
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: B

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

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