

Melrose Avenue Sneyd Green Stoke-On-Trent ST1 6DS



**Offers In Excess Of £160,000**



Grab your paint brush as this is a blank canvas for you -  
Ready and waiting for you to view -  
With **THREE GOOD SIZED BEDROOMS** it could be a great family home -  
Plus a spacious lounge/dining room for you to make your own -  
There's is off road parking, gardens front and rear -  
As well as schools and amenities all very near -  
If this sounds like it could be the home for you -  
Call the team at Debra Timmis who will arrange a viewing for you!

Looking for a property where you can make it your own? This extended family sized property is not to be missed. Situated within the highly popular residential location of "Sneyd Green" The accommodation briefly comprises of entrance porch, hall, open-plan lounge/dining room and kitchen/breakfast room. On the first floor there are three bedrooms, shower room and separate WC. Gas central heating and double glazing. Gardens to the front aspect. Driveway providing off road parking. Early viewing appointment comes strongly recommended to avoid being disappointed.

#### Entrance Porch

With access into the hallway.

#### Entrance Hall

With stairs off to the first floor. Radiator. Useful storage cupboards.

#### Lounge/Dining Room

25'5" into bay x 10'11" (7.76 into bay x 3.33)  
Double glazed bay window to the front aspect. Feature surround housing electric fire. Two radiators. Space for dining table.

#### Kitchen/Breakfast Room

16'7" narrowing to 6'5" x 15'6" narrowing to 6'2"  
(5.07 narrowing to 1.97 x 4.74 narrowing to 1.88)  
L-shaped room. Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel single drainer sink unit, mixer tap. Plumbing for automatic washing machine. Space for cooker. Extractor fan. Wall mounted gas central heating boiler. Double glazed window to the side aspect. Upvc door to the rear aspect. Patio door.



#### First Floor

##### Landing

Double glazed window. Loft access.

##### Bedroom One

13'7" into bay x 10'11" into robe (4.16 into bay x 3.33 into robe)  
Double glazed bay window to the front aspect. Radiator. Mirrored sliding doors with access to useful storage.



##### Bedroom Two

11'11" x 10'11" into robe (3.65 x 3.33 into robe)  
Double glazed window to the rear aspect. Radiator. Built-in wardrobe with rail and shelving.





### Bedroom Three

12'1" max x 8'3" narrowing to 4'4" (3.69 max x 2.53 narrowing to 1.34)

Double glazed window to the rear aspect. Built-in wardrobe with mirrored doors. Radiator.

### Shower Room

7'4" narrowing to 4'8" x 6'3" (2.26 narrowing to 1.44 x 1.93)

Double glazed window. Suite comprises, shower cubicle with mains shower and vanity wash hand basin. Tiled walls. Radiator.



### Separate WC

3'5" x 2'5" (1.05 x 0.76)

Double glazed window. Low level WC and vanity wash hand basin. Tiled walls.

### Externally

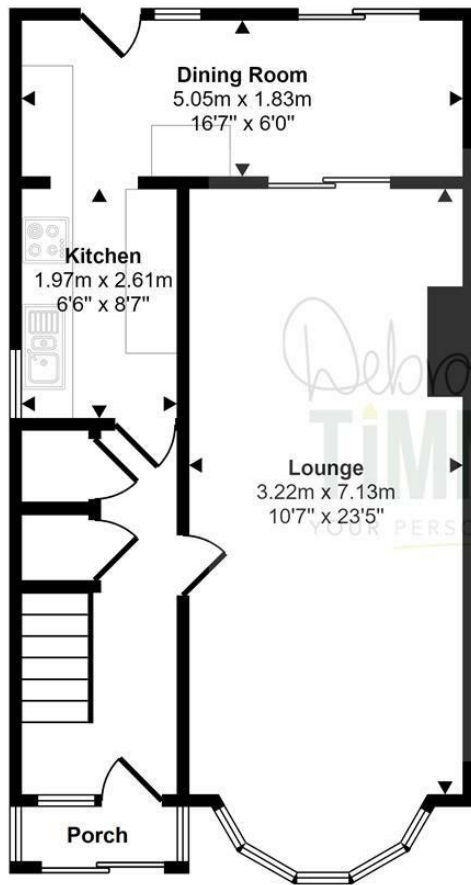
To the front aspect the gardens area is laid to lawn. Block paved driveway. To the rear of the property there is a lawn garden with well stocked planted borders.

### Garage/Workshop

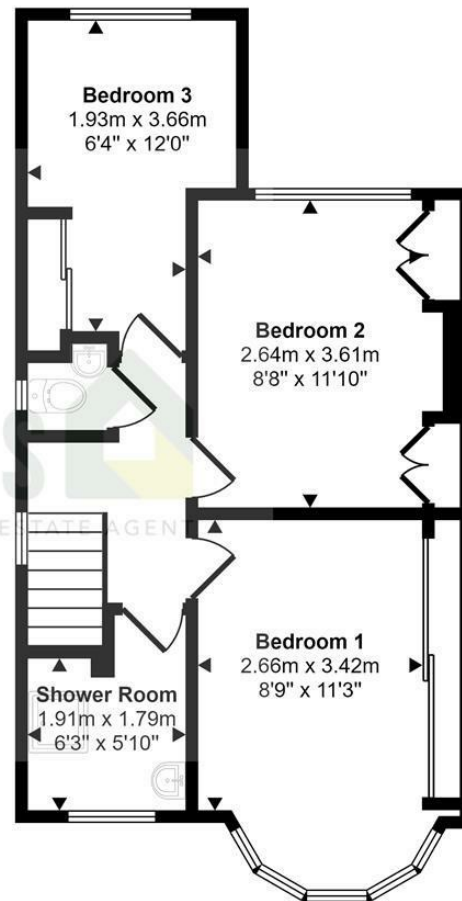
Please note the access to the garage is suitable for a smaller width vehicle.







Ground Floor



First Floor

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		79
(69-80) C	66	
(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	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.