



## 5 Louvain Avenue

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

Your so VAIN, you probably think this song is about you!! Forget the song it's all about this spacious, semi detached property on LouVAIN Avenue! With space in abundance, the accommodation on offer comprises a large lounge/dining room, modern fitted breakfast kitchen, downstairs shower room, three fantastic sized bedrooms and a family bathroom. Externally, the property benefits from ample off road parking to the front. To the rear, the garden is laid with lawn with a paved patio area and a raised decked seating area, with summerhouse to the rear of the garden. Located in the popular area of Sneyd Green, close to local amenities, schooling and commuter links to the main town centre. This house definitely has something to be VAIN about, come and see for yourself.

**Offers in the region of £210,000**

# 5 Louvain Avenue

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



- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- GROUND FLOOR WET ROOM
- AMPLE OFF ROAD PARKING
- LARGE LOUNGE/DINING ROOM
- THREE FANTASTIC SIZED BEDROOMS
- LANDSCAPED REAR GARDEN WITH SUMMERHOUSE
- FULLY FITTED BREAKFAST KITCHEN
- MODERN FAMILY BATHROOM
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

15'2" x 5'10" (4.63 x 1.80)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard. Tiled flooring and radiator. Stairs lead to the first floor.

### Lounge/Diner

27'9" x 10'10" (8.48 x 3.31)

A double glazed window overlooks the front aspect and double glazed patio doors lead out to the rear garden. Fireplace housing electric fire. Television point and two radiators.

### Breakfast Kitchen

17'1" x 10'9" (5.22 x 3.29)

A double glazed window overlooks the side and rear aspect coupled with an access door leading out to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Freestanding gas cooker and hob with cooker hood above.

Space and plumbing for washing machine and fridge/freezer. Wall mounted central heating boiler. Radiator. Space for table and chairs.

### Shower Room

9'1" x 3'4" (2.79 x 1.03)

A double glazed window overlooks the front aspect. Fitted with a suite comprising low level W.C, vanity hand wash basin and walk in wet room with shower head. Fully tiled walls, extractor fan and ladder style towel radiator.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect.

### Bedroom One

12'2" x 10'10" (3.73 x 3.32)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Two

11'4" x 10'10" (3.46 x 3.31)

A double glazed window overlooks the front aspect. Fitted

with a range of wardrobes. Radiator.

### Bedroom Three

7'9" x 7'1" (2.38 x 2.17)

A double glazed window overlooks the front aspect. Fitted wardrobes with sliding mirrored doors. Radiator.

### Bathroom

8'5" x 5'10" (2.59 x 1.79)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit, vanity hand wash basin and low level W.C. Fully tiled walls, extractor fan and ceiling spotlights. Radiator and loft access hatch.

## EXTERIOR

To the front the property benefits from a block paved driveway. To the rear the garden is fully enclosed and laid to lawn with a block paved patio area. To the rear of the garden there is a raised decked seating area and summerhouse. The garden is framed with flower bed borders and a brick built shed with power and lighting.





# Floor Plan

GROUND FLOOR



1ST FLOOR



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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