



12 Milgreen Avenue

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

As Tom Jones once said, 'It's good to touch the GREEN, GREEN grass of home! Well they don't come much homely than this spacious semi detached on MilGREEN Avenue. Located in the popular area of Sneyd Green this semi detached property sold with no upward chain is ready and waiting for a new owner. Boasting a good sized lounge and large kitchen/diner, three bedrooms and fantastic size family bathroom. Externally the property benefits from off road parking with a garage and the rear garden is laid mainly to lawn with a raised decked seating area. Located in the popular area of Sneyd Green close to local amenities, schooling and commuter links to the main town centre. So jump on the GREENER side of the street and call to book a viewing today.

£200,000

12 Milgreen Avenue

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



- SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN

- LARGE LOUNGE WITH BOW WINDOW
- MODERN FITTED BATHROOM
- NO UPWARD CHAIN

- FITTED KITCHEN/DINER WITH BI-FOLD DOORS
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

13'8" x 6'3" (4.17 x 1.93)

The property has a double glazed entrance door to the front aspect couple with a double glazed window. Tiled flooring. Under stairs storage cupboard and stairs leading to the first floor. Radiator.

Lounge

14'6" x 11'3" (4.44 x 3.43)

A double glazed bow window overlooks the front aspect. Fireplace housing open fire. Television point and radiator.

Kitchen/Diner

18'0" x 13'4" (5.50 x 4.08)

A double glazed window overlooks the rear aspect coupled with double glazed bi-fold doors opening onto the rear garden. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and integrated electric cooker with gas hob above. Space and plumbing for fridge/freezer

and washing machine. Ceiling spotlights and television point. Space and for table and chairs. Exposed brickwork open fireplace.

FIRST FLOOR

First Floor Landing

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

Bedroom One

14'6" x 11'3" (4.43 x 3.44)

A double glazed bow window overlooks the front aspect. Television point and radiator.

Bedroom Two

12'9" x 11'3" (3.89 x 3.44)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

8'1" x 6'3" (2.48 x 1.91)

A double glazed window overlooks the front aspect. Television point and radiator.

Bathroom

9'3" x 6'2" (2.83 x 1.90)

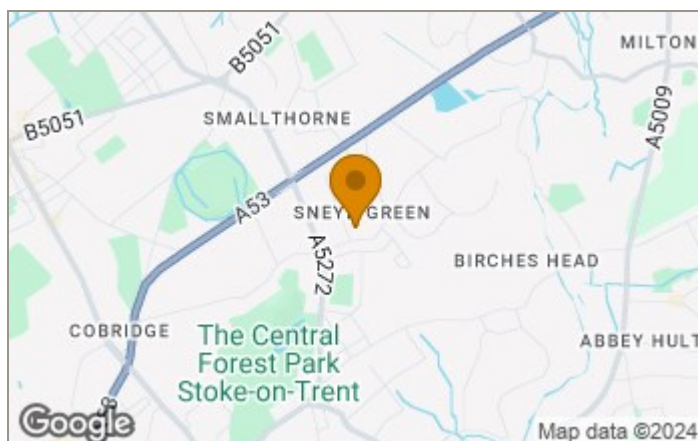
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Partly tiled walls, ceiling spotlights and extractor fan. Ladder style towel radiator.

EXTERIOR

To the front there is a slated parking area with a tarmac driveway leading down the side of the property. A paved pathway leads to the entrance door. To the rear the property is fully enclosed by panelled fencing and is laid to lawn with a raised decked seating area and pathway. The garden is complete with raised sleeper bed borders. Detached garage.

Garage

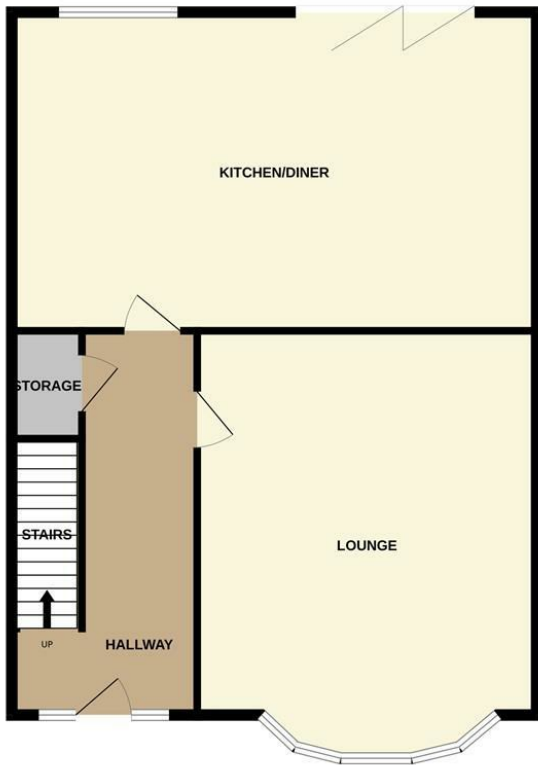
Detached Garage. Two plastic windows to the side of the garage. Up and over garage doors. Lighting.



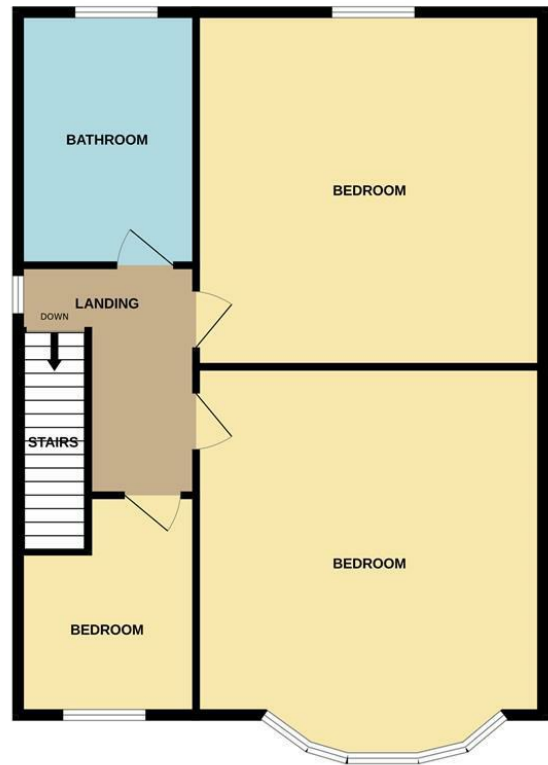


Floor Plan

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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