



10 Granville Avenue

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

Out with the old and in with the NEW!!! Have a spring in your step and hurry on over to this fabulous newly, renovated home on Granville Avenue in Sneyd Green. No room has been left untouched, from new carpets to new kitchen appliances, the hard work has all be done! This superb home comprises of a large lounge, fully fitted kitchen with breakfast bar and downstairs cloakroom to the ground floor. To the first floor, there are two bedrooms and a modern family bathroom. Externally, the property benefits from off road parking, a detached garage with electric door and an enclosed rear garden. Do you want a slice of something shiny and NEW, dont delay, call today to make your viewing!

£164,950

10 Granville Avenue

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



- IMMACULATE SEMI DETACHED PROPERTY
- CLOAKROOM
- OFF ROAD PARKING AND GARAGE
- CLOSE TO CITY CENTRE, SCHOOLING AND AMENITIES
- GOOD SIZED LOUNGE
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- BRAND NEW MODERN FITTED KITCHEN
- MODERN BATHROOM SUITE
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

A UPVC door to the side aspect and UPVC window to the side aspect. Radiator and door to storage cupboard. Stairs to the first floor.

Cloakroom

4'10" x 2'7" (1.48 x 0.79)

A UPVC window to the side aspect. Fitted with a suite comprising low level W.C and vanity hand wash on top. Radiator.

Lounge

15'1" x 13'11" (into bay) (4.60 x 4.25 (into bay))

A UPVC bay window to the front aspect. Gas fireplace and radiator. Television point.

Kitchen/Diner

11'10" x 10'11" (3.63 x 3.34)

UPVC windows to the rear aspect and UPVC door to the

rear garden. Fitted with a range of wall and base storage units with inset stainless sink and side drainer. Co ordinating work surface areas and breakfast bar. Integrated appliances include; electric oven and induction hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Combi boiler. Radiator and ceiling spots.

FIRST FLOOR

First Floor Landing

5'9" x 3'0" (1.76 x 0.93)

Stairs from the ground floor.

Bedroom One

13'10" x 12'4" (4.22 x 3.76)

UPVC windows to the front aspect. Built in wardrobes and radiator.

Bedroom Two

8'9" x 8'4" (2.67 x 2.55)

A UPVC window to the rear

aspect. Radiator. Door to storage cupboard.

Bathroom

7'8" x 6'3" (2.36 x 1.91)

A UPVC window to the rear aspect. Fitted with a suite comprising of a shower cubicle, vanity wash hand basin and low level W.C. Heated towel radiator. Ceiling spots and loft hatch access.

EXTERIOR

To the front of the property there is a paved driveway and laid to lawn garden. There is an enclosed rear garden with paved patio and slated area.

Garage

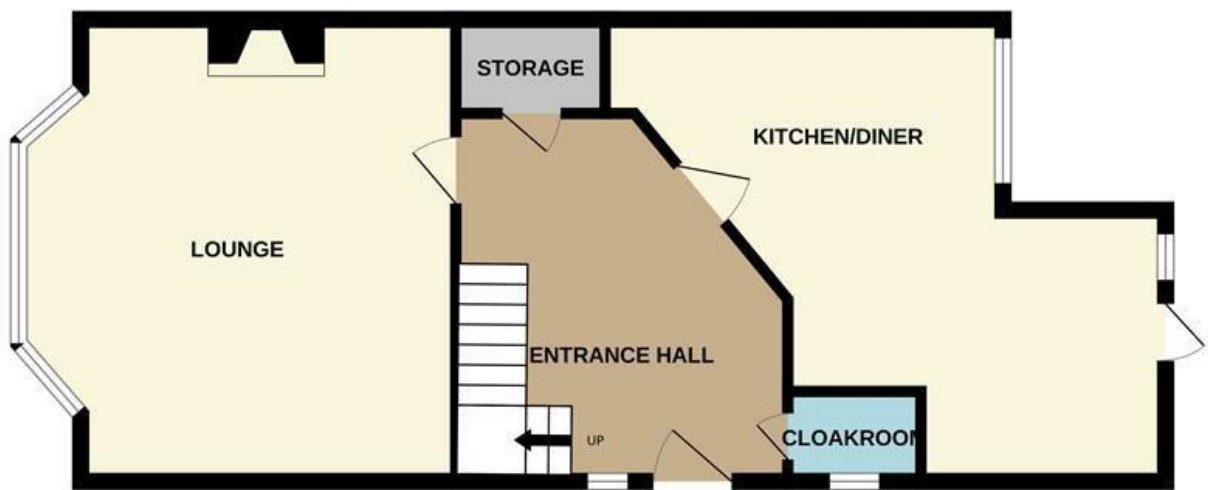
17'4" x 9'0" (5.29 x 2.75)

An electric up and over door to the front aspect. Door and window to the side aspect.

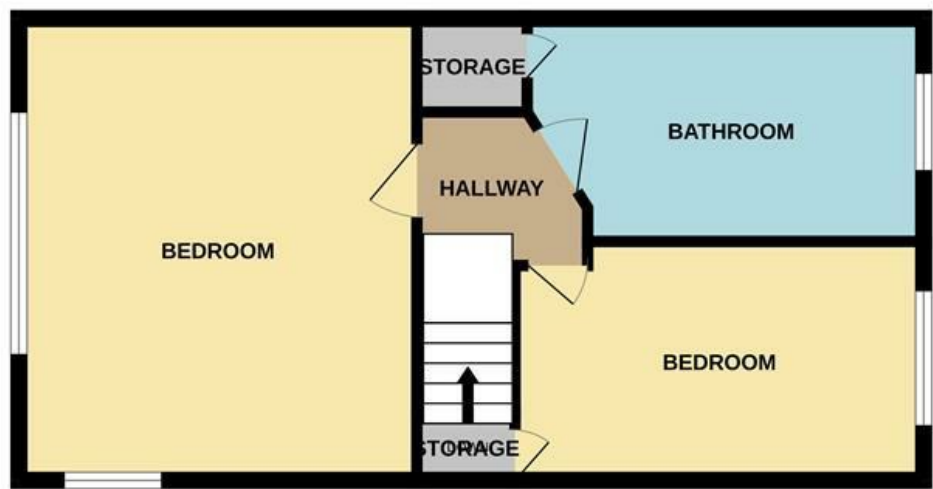


Floor Plan

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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