



## 30 Kingston Avenue

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

Are you ready to put down roots in a place to call home? Then you will find nowhere better than this spacious, versatile property, ready and waiting to make your own. Located on Kingston Avenue in the popular area of Sneyd Green! The property comprises of large lounge/diner, spacious modern kitchen, conservatory, separate sitting room/ bedroom and bathroom suite to the ground floor. To the first floor, you will find two good sized bedrooms. Externally, the property benefits from a gated driveway, rear paved garden with double greenhouse, as well as a large detached garage. Located close to local schooling and amenities and excellent commuter links to the main town centre. So plant your seeds and watch it grow into the home you have always wanted, call us to make your viewing today!

**Offers in the region of £249,950**

# 30 Kingston Avenue

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- GENEROUS SEMI DETACHED PROPERTY, CORNER PLOT
- BEDROOM THREE/ EXTRA RECEPTION ROOM
- OFF ROAD PARKING AND LARGE DETACHED GARAGE
- GOOD SIZED LOUNGE/DINER AND CONSERVATORY
- CONTEMPORARY BATHROOM SUITE
- ENCLOSED GARDEN
- MODERN FITTED KITCHEN WITH WHITE GOODS
- TWO DOUBLE BEDROOMS TO THE FIRST FLOOR
- INTERNAL AND EXTERNAL CCTV SYSTEM

## GROUND FLOOR

### Entrance Porch

4'3" x 3'0" (1.31 x 0.92)

A UPVC door to the front aspect and UPVC windows to the side aspect.

### Entrance Hall

12'7" x 3'6" (3.84 x 1.07)

A UPVC door to the front aspect. Radiator and stairs to the first floor. Door to under stair storage cupboard.

### Lounge/Diner

27'3" x 11'10" (8.32 x 3.61)

A UPVC window to the front aspect and UPVC sliding doors to the rear aspect. Electric fireplace and two radiators. Laminate flooring.

### Bedroom Three/Reception Room

14'10" x 9'11" (4.53 x 3.04)

A UPVC bay window overlooks the front aspect, and further UPVC window to the side. Radiator.

### Conservatory

11'0" x 7'8" (3.37 x 2.35)

A UPVC construction with UPVC door to the side aspect and UPVC

windows to the rear and side. Tiled flooring and wall lights.

### Kitchen

18'11" x 11'9" (5.78 x 3.60)

UPVC windows to the rear and side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Coordinating work surface areas and partly tiled walls. Appliances include washing machine, dishwasher and fridge/freezer. Space for cooker. Wall mounted combi boiler. Laminate flooring.

### Bathroom

7'4" x 5'2" (2.24 x 1.60)

A UPVC window to the front aspect. Fitted with a suite comprising bath with mixer tap, shower cubicle, vanity wash hand basin and low level WC. Partly tiled walls and vertical chrome radiator. Ceiling spotlights and tiled flooring.

## FIRST FLOOR

### Landing

Stairs from the ground floor.

### Bedroom One

16'0" x 11'1" (4.89 x 3.38)

UPVC window to the rear aspect. Fitted wardrobes and radiator. Eaves storage.

### Bedroom Two

15'0" x 9'6" (4.58 x 2.91)

UPVC window to the front aspect. Radiator and door to storage cupboard.

## EXTERIOR

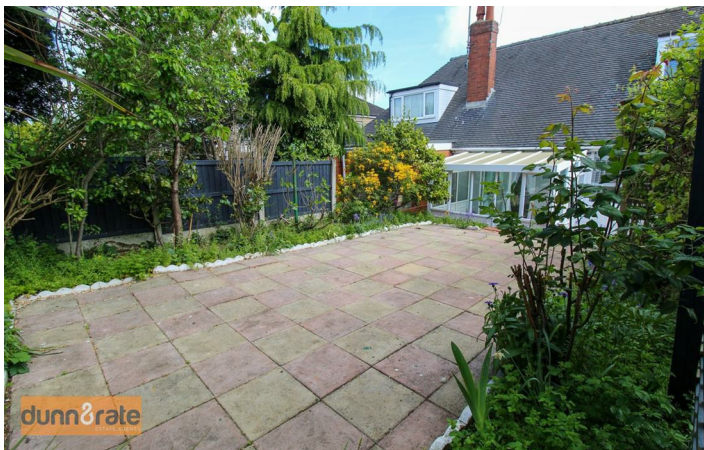
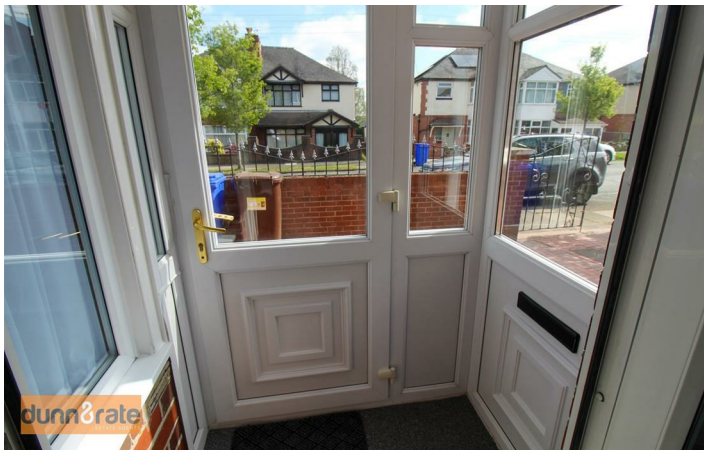
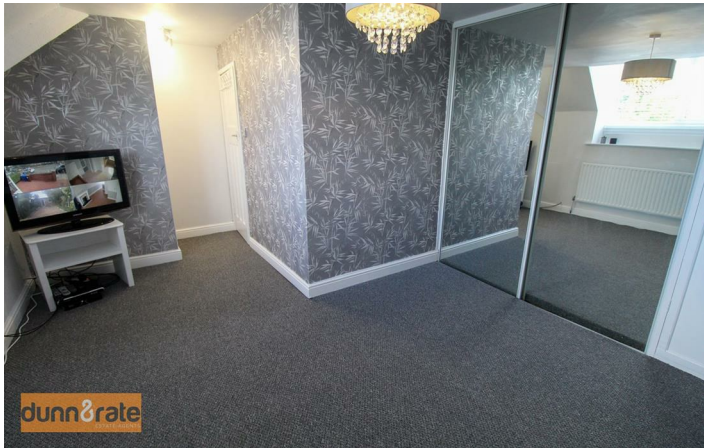
To the front of the property there is an enclosed block paved driveway with path leading down the side of the property. To the rear aspect there is a tiered paved garden with patio area, large greenhouse and hedge borders.

### Garage

21'6" x 10'9" (6.56 x 3.28)

An electric up and over door to the front aspect. Two UPVC windows to the side aspect and UPVC door. Power and light.

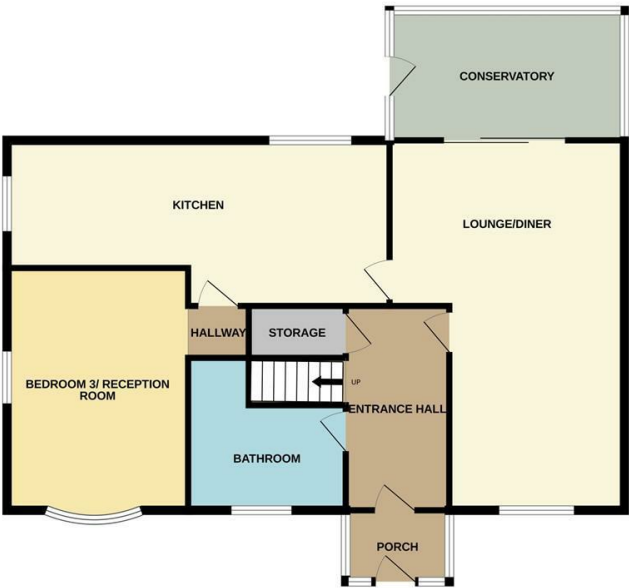






Floor Plan

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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