

















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!

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- GENEROUS SEMI DETACHED PROPERTY, CORNER PLOT
- BEDROOM THREE/ EXTRA **RECEPTION ROOM**
- OFF ROAD PARKING AND LARGE
 ENCLOSED GARDEN **DETACHED GARAGE**
- SOLD WITH NO UPWARD CHAIN
- · GOOD SIZED LOUNGE/DINER AND · MODERN FITTED KITCHEN WITH **CONSERVATORY**
- CONTEMPORARY BATHROOM SUITE
- WHITE GOODS
- TWO DOUBLE BEDROOMS TO THE FIRST FLOOR
- INTERNAL AND EXTERNAL CCTV **SYSTEM**

GROUND FLOOR

Entrance Porch

4'3" × 3'0" (1.31 × 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

273" × 1110" (8.32 × 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 Bedroom One flooring and wall lights.

Kitchen

18'11" × 11'9" (5.78 × 3.60) UPVC windows to the rear and side aspect. Fitted with a range of **Bedroom Two** 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

74" 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.

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

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

150" x 96" (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

216" 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.

















GROUND FLOOR 1ST FLOOR





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