

11 Granville Avenue, Sneyd Green, Stoke-On-Trent, Staffs, ST1 6BQ



Freehold Offers in excess of £175,000

Bob Gutteridge Estate Agents are pleased to offer to market this traditional end town house situated in this popular and convenient Sneyd Green location which provides ease of access to local shops, schools and amenities as well as providing good road links to Hanley town centre. This property is enhanced with modern day comforts of Upvc double glazing along with gas combi central heating and in brief the extended accommodation comprises of entrance hall, bay fronted dining room, extended lounge, fitted kitchen with built in appliances and to the first floor are three good sized bedrooms along with a first floor fully tiled bathroom. Externally the property enjoys fore garden which has been brick paved to allow for off road parking for two or so vehicles along with an enclosed rear garden. We are also pleased to confirm that this property is being sold with the added benefit of No Vendor Chain!

ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, Upvc double glazed frosted window to front, pendant light fitting, smoke alarm, double panelled radiator, modern grey wood effect laminate flooring, BT telephone point (subject to usual transfer regulations), two power points and doors lead off to rooms including;



UNDERSTAIRS STORAGE CUPBOARD

With Upvc double glazed frosted window to side, pendant light fitting, electricity consumer unit and meter, gas meter and a Main gas combi boiler providing the domestic hot water and central heating systems.

BAY FRONTED DINING ROOM 3.86m into bay x 3.33m (12'8" into bay x 10'11")

With Upvc double glazed bay window to front, pendant light fitting, two wall light fittings, smoke alarm, feature fire surround with gas fire, Virgin Media connection point (subject to usual transfer regulations), double panelled radiator, modern grey laminate flooring and power points.



EXTENDED LOUNGE 5.97m x 3.33m (19'7" x 10'11")

With Upvc double glazed sliding patio door to rear, two pendant light fittings, two wall light fittings, decorative dado rail, double panelled radiator, feature fire surround with marble hearth and inset with living flame coal effect gas fire, Virgin Media connection point, TV aerial socket, modern wood effect laminate flooring and power points.



FITTED KITCHEN 4.93m x 1.96m (16'2" x 6'5")

With Upvc double glazed window to rear, Upvc double glazed side access door, Upvc double glazed window to side, two three lamp light fittings, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood block effect and built in four ring gas hob unit with extractor above, built in double oven, built in ceramic sink unit with chrome mixer tap above, ceramic splashback tiling, ceramic floor tiling, space for fridge/freezer, plumbing for dishwasher, integrated washing machine and power points.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space, pendant light fitting and doors to rooms including;



**BEDROOM ONE (FRONT) 4.04m into bay x 3.33m into wardrobe
(13'3" into bay x 10'11" into wardrobe)**

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, power points, sliding wardrobe door reveals built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.48m x 3.35m (11'5" x 11'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 2.24m x 1.96m (7'4" x 6'5")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, slate effect laminate flooring, BT telephone extension and power points.



FIRST FLOOR BATHROOM 1.91m x 2.39m (6'3" x 7'10")

With Upvc double glazed frosted window to rear, enclosed light fitting, fully tiled in high glaze wall ceramics with decorative border tile, ceramic tiled flooring, a white suite comprising of low level WC, wall mounted sink unit with chrome mixer tap above and panelled bath unit with chrome mixer tap along with Gainsborough electric shower and modern chrome towel radiator.



EXTERNALLY



FOREGARDEN

Bounded by garden block walls along with concrete post and timber fencing with a brick paved driveway allowing for off road parking for two or so vehicles, access which leads alongside the property providing access off to;



REAR GARDEN

Bounded by concrete post and timber fencing, paved area provides ample domestic patio and sitting space, lawn section and a garden timber shed provides ample domestic external storage space.



COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING	
Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

