

**Sefton Avenue Sneyd Green Stoke-On-Trent ST1 6HA**



**Offers In The Region Of £169,950**

## Sefton Avenue, Sneyd Green, Stoke-On-Trent, ST1 6HA

Grab your paint brush as this is a blank canvas for you -  
Ready and waiting for you to view -  
With **THREE GOOD SIZED BEDROOMS** it could be a great family home -  
Plus a spacious lounge/dining room for you to make your own -  
There's is off road parking, gardens front and rear -  
As well as schools and amenities all very near -  
If this sounds like it could be the home for you -  
Call the team at Debra Timmis who will arrange a viewing for you!

Welcome to Sefton Avenue, Sneyd Green, Stoke-On-Trent - a charming semi-detached house that could be your next dream home! This property boasts a cosy lounge/dining room, perfect for relaxing with family and friends. With three bedrooms, there's ample space for a growing family or for guests to stay over comfortably.

The house features a well-maintained bathroom, ensuring convenience for all residents. The gas combi and double-glazed windows provide modern comforts while helping to keep energy costs down.

One of the standout features of this property is the off-road parking, a rare find in many homes, along with a convenient bike shed/workshop for storage or hobbies. The nicely kept gardens offer a tranquil outdoor space where you can unwind or entertain guests during warmer months.

Located in a sought after neighbourhood, this property comes with no upward chain, making the buying process smoother and quicker. Don't miss out on the opportunity to make this lovely house your own and enjoy the comforts and conveniences it has to offer.

### STORM PORCH

UPVC sliding entrance doors.

### ENTRANCE HALL

Stairs to first floor off. Radiator. Coving to ceiling. Dado rail. Under stairs PANTRY.

### LOUNGE/DINER

Lounge area  
Wooden fire surround housing electric fire. Radiator.  
Coving to ceiling. UPVC double glazed window to front elevation.

### Dining area

Modern wall mounted electric fire. UPVC patio doors to rear garden. Coving to ceiling. Double radiator.



### KITCHEN

Single drainer sink unit with mixer tap, cupboards below. Range of work surfaces having drawers and cupboards below. Matching wall mounted units. Gas cooker point. Plumbing for washing machine. Fully tiled walls. UPVC double glazed window.



### REAR PORCH

Door leading to side elevation. Radiator. Tiled walls.



### SEPARATE W.C.

Low level W.C. Radiator. Tiled walls.

### LANDING

### BEDROOM ONE

UPVC double glazed window to rear elevation. Radiator.



### BEDROOM TWO

UPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE

UPVC double glazed window to front elevation. Radiator.

### SHOWER ROOM

Comprising shower cubicle, wash hand basin and low level W.C. Fully tiled walls. Heated towel rail. Store cupboard housing gas combi boiler.

### EXTERNAL

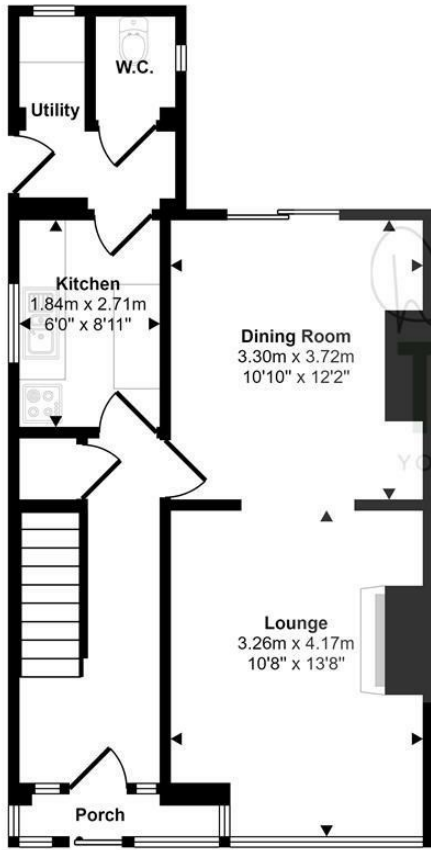
Front, low maintenance garden. Flagged driveway providing off road parking. Detached bike store/work shop.

Side elevation laid to flags.

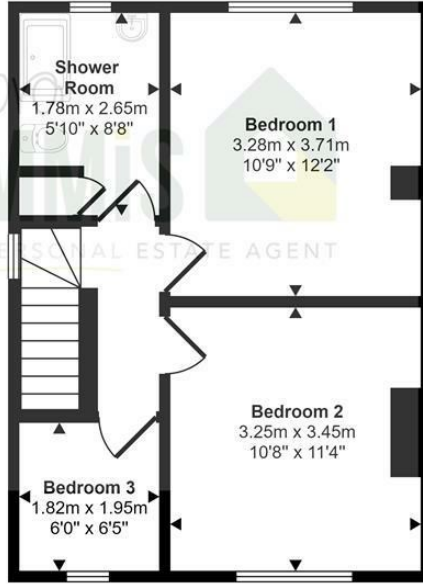
Rear Patio and well stocked rear garden.



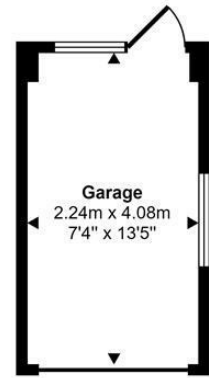
Approx Gross Internal Area  
95 sq m / 1025 sq ft



Ground Floor  
Approx 48 sq m / 515 sq ft

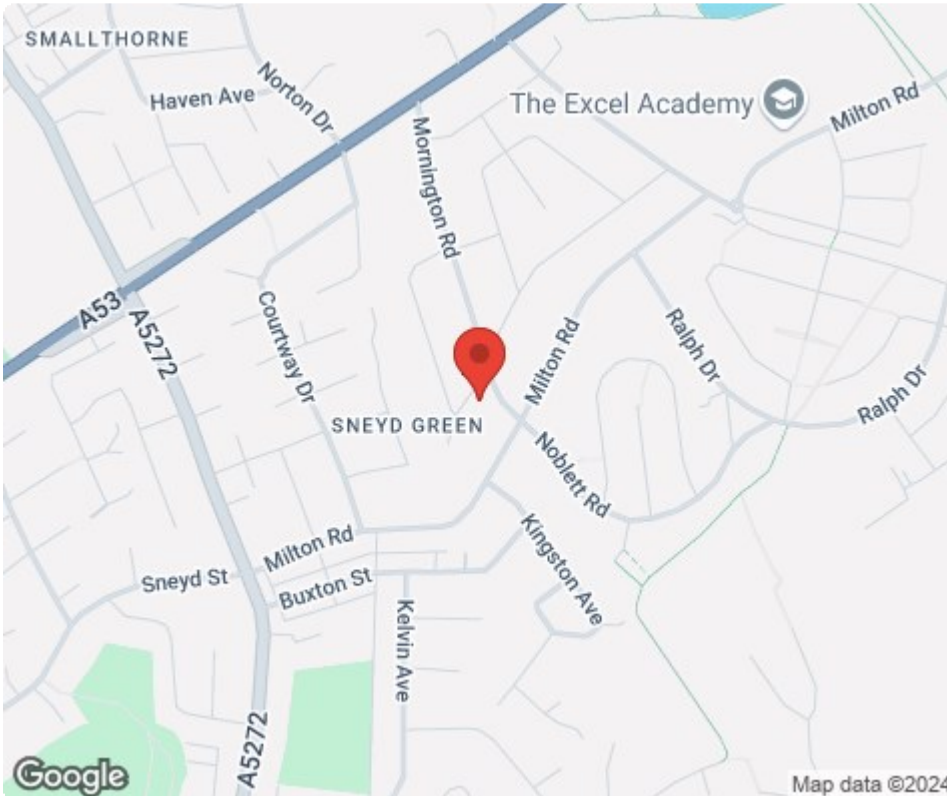


First Floor  
Approx 38 sq m / 411 sq ft



Garage  
Approx 9 sq m / 98 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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