

## Kelvin Avenue Sneyd Green Stoke-On-Trent ST1 6BP



**Offers In The Region Of £168,000**

The property of your dreams could be closer than you think

But be quick because it's sure to go in a blink

A TWO BEDROOM SEMI that's spacious all through

Perfect if you're a first time buyer or a couple wanting somewhere to move straight into

Located in popular Sneyd Green with amenities all near

This property on Kelvin Avenue you will hold very dear

If it sounds like this property is right up your street

Call us to view and at the property we will meet!

Nestled in the popular area of Kelvin Avenue, Sneyd Green, this beautifully presented semi-detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed by the entrance hallway that leads to a bright and inviting lounge, ideal for relaxation or entertaining guests. The property boasts two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The modern bathroom is tastefully designed, ensuring a pleasant experience for daily routines.

This home is equipped with double glazing and central heating, ensuring warmth and energy efficiency throughout the year. Additionally, the property features off-road parking, a valuable asset in this popular location. The good-sized rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends.

With its attractive features and convenient location, this semi-detached house is a must-see. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

### Entrance Hallway

Stylish composite door to the front aspect. Stairs off to the first floor.

### Lounge

12'9" into bay x 12'2" (3.90 into bay x 3.73)

Double glazed bay window to the front aspect. Radiator.

### Kitchen/Diner

14'6" narrowing to 9'1" x 14'0" (4.43 narrowing to 2.78 x 4.27)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Four ring electric hob, Extractor hood and built-in oven. Stainless steel inset sink with single drainer and mixer tap. Plumbing for automatic washing machine. Inset ceiling spot lights. Double glazed window. Double glazed French doors with access into the rear garden. Useful storage cupboard. Space for dining table. Radiator. Space for dining table. Built-in cupboards.



### First Floor

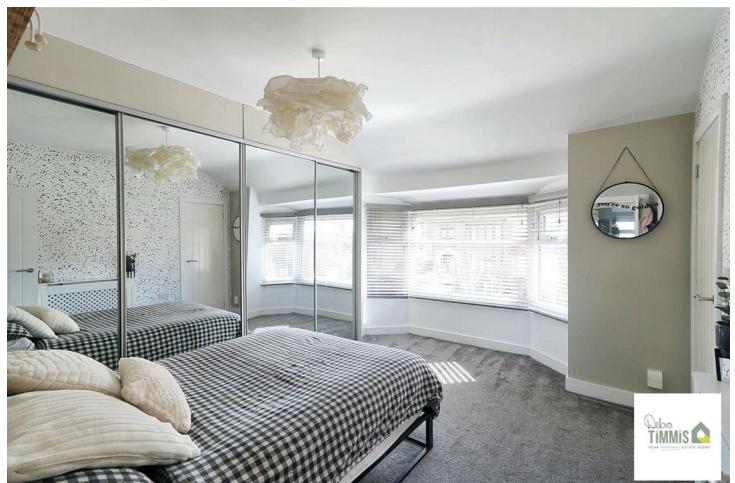
#### Landing

Double glazed window. Loft access.

#### Bedroom One

13'5" into bay x 10'3" to robe (4.09 into bay x 3.13 to robe)

Double glazed bay window to the front aspect. Radiator. Built-in wardrobes with mirrored doors. Useful walk-in storage/robe with double glazed window.



#### Bedroom Two

10'11" x 8'9" (3.35 x 2.69)

Double glazed window. Radiator.

## Bathroom

7'10" max x 6'1" (2.40 max x 1.87)

Modern suite comprises, panel bath with mains shower over, wash hand basin and WC. Heated towel rail. Cupboard housing gas central heating boiler. Double glazed window.



## Externally

Tarmacadam driveway providing off road parking. Side access. To the rear aspect there is decked patio seating area and lawn garden.



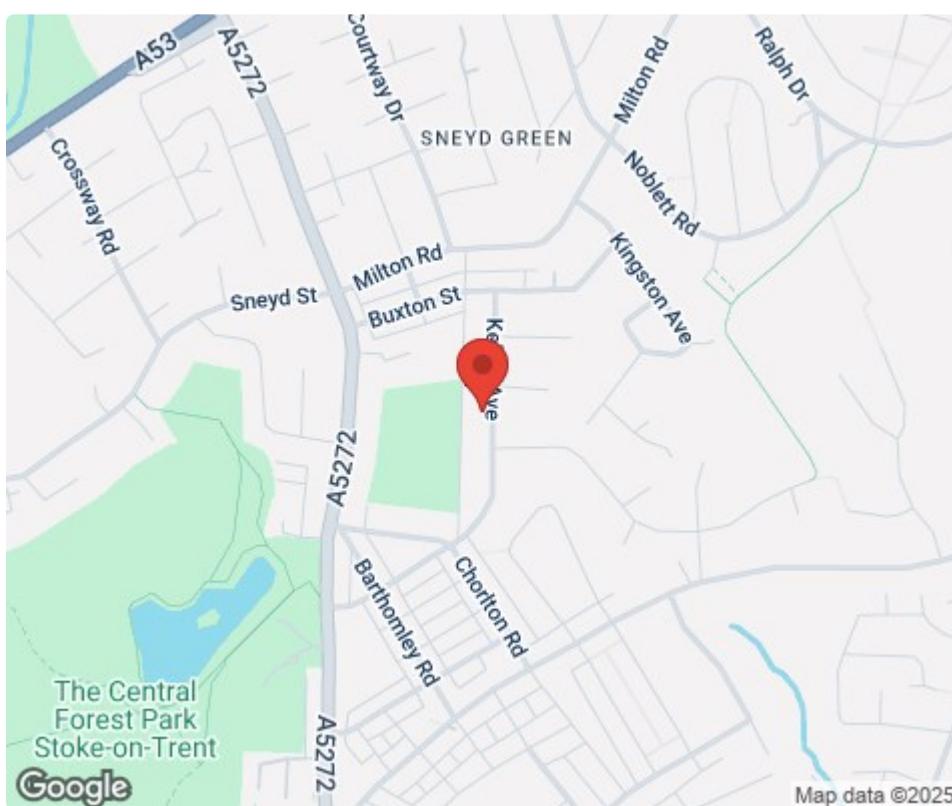
Approx Gross Internal Area  
67 sq m / 719 sq ft



Ground Floor  
Approx 34 sq m / 367 sq ft

First Floor  
Approx 33 sq m / 352 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<br>(92 plus) | A       | 87                      |
| (81-91)  | B       | 69                      |
| (69-80)  | C       |                         |
| (55-68)  | D       |                         |
| (39-54)  | E       |                         |
| (21-38)  | F       |                         |
| (1-20)   | G       |                         |
| Not energy efficient - higher running costs              |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |