



Haven Avenue | Sneyd Green | Stoke-on-Trent | ST6 1RL

£155,000

POPULAR RESIDENTIAL LOCATION, NO UPWARD CHAIN.

This well presented semi detached family home is situated in a popular residential location within easy reach of local amenities, schools, commuter and transport networks. The accommodation comprises entrance hall, cloakroom w/c, lounge, kitchen/diner, two double bedrooms and a bathroom. Gas central heating, double glazing and gardens. No upward chain, viewings are recommended.



## Property Description

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### ENTRANCE HALL

Upvc double glazed entrance door to the front elevation, window to the side elevation, radiator and staircase leading to the first floor. .

### CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin, radiator, tiled walls and floor and upvc double glazed window to the side elevation.

### LOUNGE

13' 9" x 11' 7" (4.19m x 3.53m) Coal effect gas fire with feature hearth and surround. Radiator, coving to the ceiling and upvc double glazed window to the front elevation.

### KITCHEN/DINER

18' 3" x 8' 6" (5.56m x 2.59m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Built in electric oven, gas hob and stainless steel extractor hood. Integral dishwasher and fridge freezer, coving to the ceiling, tiled floor, upvc double glazed entrance door and windows to the rear elevation.

### FIRST FLOOR LANDING

Loft access and upvc double glazed window to the side elevation.

### MASTER BEDROOM

13' 4" x 11' 5" (4.06m x 3.48m) Fitted wardrobes, walk-in wardrobe/storage cupboard, coving to the ceiling, radiator and upvc double glazed window to the front elevation.

### BEDROOM TWO

10' 11" x 9' 9" (3.33m x 2.97m) Coving to the ceiling, radiator and upvc double glazed window to the rear elevation.

### BATHROOM

Fitted with a four piece suite comprising panelled bath, shower cubicle with mixer shower, vanity wash hand basin and low level w/c. Heated towel rail, tiled walls, extractor fan and upvc double glazed window to the side elevation.

### EXTERIOR

The property occupies an elevated position with a tiered shrub garden and steps to the front, leading to the property. To the rear of the property there is an enclosed lawned garden with shrub borders, greenhouse and a timber storage shed.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.



#### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

#### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

#### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

[www.louistaylor.co.uk](http://www.louistaylor.co.uk)

[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements