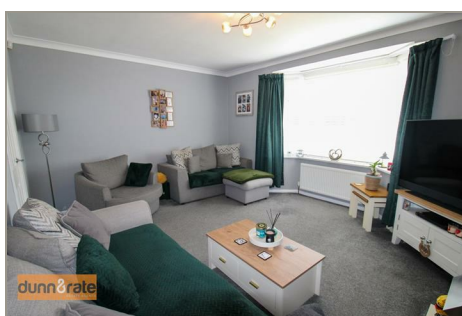
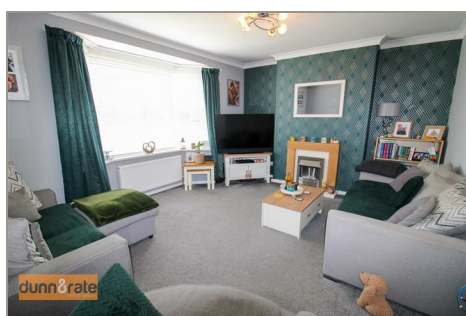




59 Granville Avenue

Sneyd Green, Stoke-On-Trent, ST1 6BQ

SIGNED, SEALED, DELIVERED I'M YOURS!!!! And it could be as simple as that, if you manage to bag yourself this spacious, semi detached house on Granville Avenue. Immaculate throughout; the property comprises of a lounge, modern fitted kitchen/diner, two bedrooms and a contemporary bathroom. Externally, the property benefits from ample off road parking, DETACHED GARAGE and a lawned rear garden with seating areas. Located in the popular area of Sneyd Green, close to local amenities, commuter links to the main town centre, excellent schooling and within walking distance to the popular Central Forest Park; featuring a lake with walkways and a skate park with playground. So ooh baby here I am, signed, sealed delivered and I'm yours. Call today to book your viewing.

Offers in the region of £180,000

59 Granville Avenue

Sneyd Green, Stoke-On-Trent, ST1 6BQ



- STUNNING SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN/DINER
- AMPLE OFF ROAD PARKING ON PRIVATE DRIVEWAY
- POPULAR LOCATION
- LARGE LOUNGE
- TWO GOOD SIZED BEDROOMS
- DETACHED GARAGE
- DOWNSTAIRS W.C
- CONTEMPORARY BATHROOM
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

12'11" x 6'5" (3.96 x 1.98)

A UPVC door opens to the side aspect, along with a double glazed window. Door to storage cupboard. Radiator. Stairs to the first floor.

W.C

5'4" x 2'7" (1.64 x 0.79)

A double glazed window looks out to the side aspect. W.C, tiled walls and radiator.

Kitchen/Diner

14'6" x 12'10" (4.42 x 3.93)

Two double glazed windows look out to the rear aspect and a door opens into the porch. Fitted with a range of wall and base storage units, with coordinating work surface areas and inset stainless steel sink and drainer. Integrated electric oven and hob with cooker hood above. Space and plumbing for a washing machine, dryer and fridge and freezer. Wall mounted combi boiler, radiator

and space for a dining table and chairs.

Porch

3'1" x 2'9" (0.95 x 0.84)

Double glazed windows looks out to the side and rear aspect and a UPVC door opens onto the rear patio.

Lounge

15'3" x 11'8" (4.67 x 3.58)

A double glazed bay window looks out to the front aspect. Electric fireplace, radiator and TV point.

FIRST FLOOR

First Floor Landing

5'8" x 3'4" (1.73 x 1.04)

Stairs from the ground floor. Storage cupboards and loft access hatch.

Bedroom One

15'5" x 11'9" (4.70 x 3.60)

A double glazed bay window looks out to the front aspect. Fitted wardrobe and radiator.

Bedroom Two

10'8" x 9'6" (3.26 x 2.92)

A double glazed bay window looks out to the rear aspect. Fitted wardrobe and radiator.

Bathroom

5'11" x 5'4" (1.82 x 1.65)

A double glazed window looks out to the rear aspect. Fitted suite comprising of bath with shower over head and Wash Hand Basin. Towel radiator.

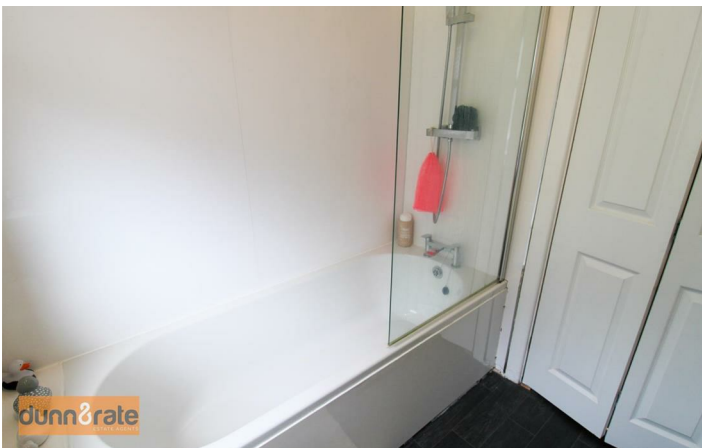
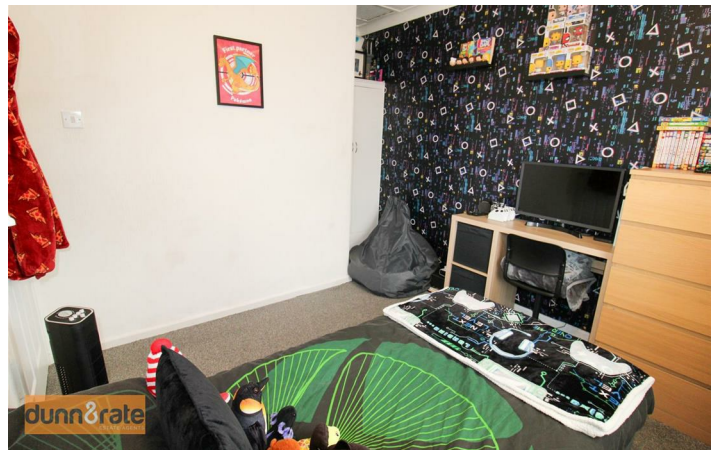
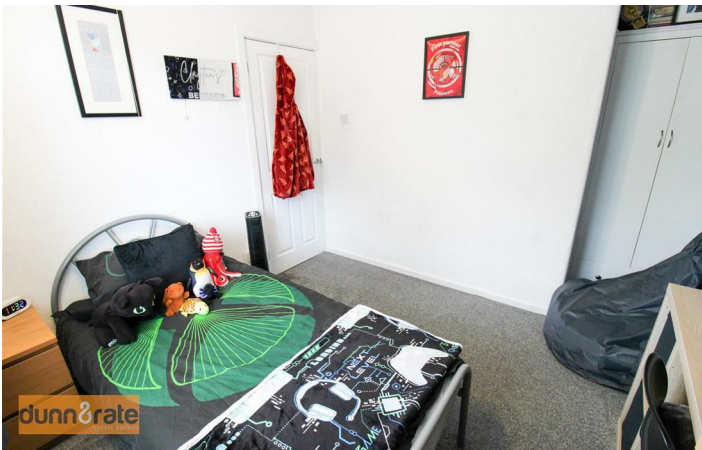
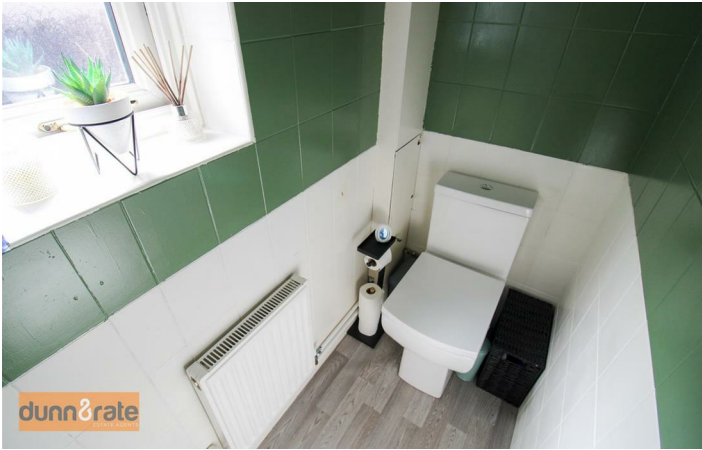
EXTERIOR

To the front of the property there is a large resin/paved driveway with access to the garage and laid to lawn. The rear garden is accessible through a gate and has a resin patio area and laid to lawn.

Garage

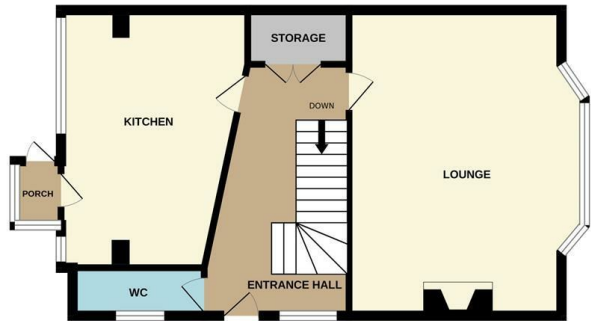
16'4" x 9'1" (5.00 x 2.77)

An up and over door to the front aspect, wooden door to the side and a double glazed window to the rear aspect. Fitted with power and lighting.

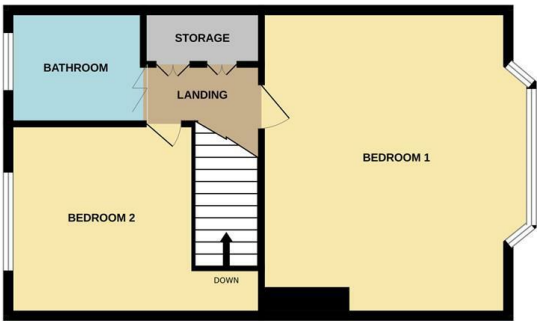


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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