



## 35 Granville Avenue, Sneyd Green, Stoke-On-Trent, ST1 6BQ

Offers In The Region Of £185,000

- Semi-detached three-bedroom property thoughtfully arranged over three spacious floors
- Stylish breakfast kitchen featuring ample storage and workspace, with pleasant views overlooking the fully enclosed rear garden
- Versatile loft room with two Velux skylights, creating an ideal home office, hobby room or occasional guest space
- Situated within a quiet and popular residential area, ideal for families and professionals alike
- Fully enclosed rear garden providing a safe and private outdoor space, perfect for children, pets and entertaining
- Three well-proportioned bedrooms offering flexible accommodation for growing families or those working from home
- Spacious and welcoming lounge offering a comfortable everyday living space with plenty of natural light
- Contemporary family bathroom enhanced by attractive exposed brick detailing for added character
- Private driveway providing convenient off-road parking

# 35 Granville Avenue, Stoke-On-Trent ST1 6BQ

Whittaker & Biggs are delighted to offer to the market this semi-detached house which presents a wonderful opportunity for families and professionals alike. Spanning three spacious floors, the property boasts three well-proportioned bedrooms, making it an ideal home for those seeking comfort and space.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The stylish breakfast kitchen is a standout feature, offering ample storage and workspace, perfect for culinary enthusiasts. With pleasant views overlooking the fully enclosed rear garden, it provides a delightful setting for family meals or entertaining guests.

The contemporary family bathroom is finished to a high standard, showcasing attractive exposed brick detailing that adds a touch of character and charm. Each bedroom is designed to maximise space and light, ensuring a restful retreat for all family members.



Council Tax Band: B



## Ground Floor

### Hall

15'5" x 6'6" max measurement

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, stairs to the first floor, alcove seating area, WC off.

### Sitting Room

15'5" x 11'11"

UPVC double glazed bay window to the frontage, radiator.

### Breakfast Kitchen

13'1" x 12'3" max measurement

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, four ring gas hob, Viceroy electric fan assisted oven, extractor hood, space and plumbing for a slimline dishwasher, stainless steel sink and a half with drainer, chrome mixer tap, space for a freestanding fridge freezer, space for a table and chairs, radiator. Utility, space and plumbing for a washing machine, gas fired wall mounted boiler.

### WC

5'3" x 2'8"

UPVC double glazed window to the side aspect, low level WC.

## First Floor

### Landing

Two built in storage cupboards, stairs to the second floor.

## Bathroom

9'7" x 4'11"

Panel bath, chrome waterfall mixer tap, shower over, chrome fittings, rainfall shower head, glass shower panel, vanity wash and basin, chrome waterfall mixer tap, low level WC, extractor, fan, inset ceiling spotlights, black ladder radiator, exposed brick.

### Bedroom One

15'4" x 9'0"

Two UPVC double glazed windows to the rear, radiator.

### Bedroom Two

9'8" x 9'7" max measurement

UPVC double glazed bay window to the frontage, radiator.

## Second Floor

### Loft Bedroom

15'0" x 11'9"

Two Velux Skylights to the rear, inset ceiling spotlights, eaves storage.

### Externally

To the frontage, block paved driveway, hedge and fence boundary, gated access to the rear.

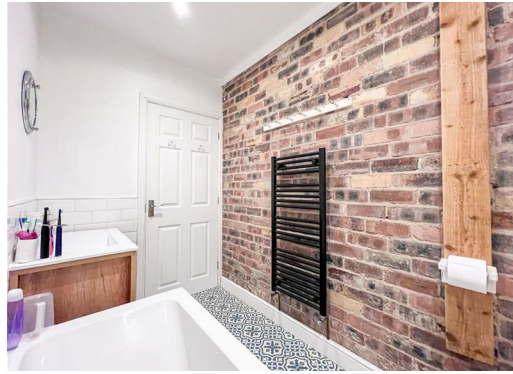
To the rear, paved patio, decked area, artificial lawn, timber shed, wall, fence and hedge boundary.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those

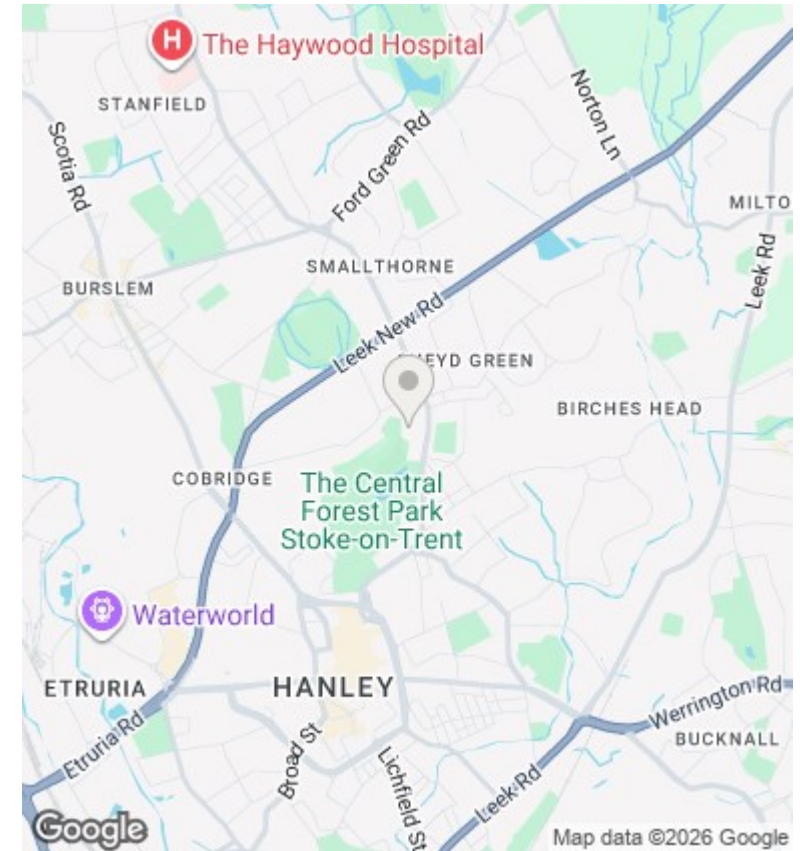
buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

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