

## 21 Holden Avenue North, Sneyd Green, Stoke-On-Trent, Staffs, ST6 1RQ



ESTATE AGENTS & LETTINGS  
**Bob Gutteridge**



**Freehold Offers in excess of £194,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi detached home situated on an envious widening plot in a cul de sac location in Sneyd Green. The location is perfect for access to local shops, schools and amenities as well as offering good road links throughout the City. This home offers the modern day comforts of double glazing along with gas combi central heating and in brief the accommodation comprises of storm porch, entrance hall, bay fronted dining room, separate lounge, fitted kitchen, downstairs WC and to the first floor are three generous bedrooms along with a first floor shower room and separate WC. Externally this home offers a recently landscaped fore garden which provides off road parking along with access to a desirable enclosed ease of maintenance rear garden which offers delightful views over Staffordshire. Viewing Of This Home Is Considered Essential !

### UPVC STORM PORCH

With Upvc double-glazed panels to the sides, Upvc double glazed double doors with inset lead pattern, ceramic tiled flooring and access leads off to;

### ENTRANCE HALL

With part-panel part glazed side-access door, frosted glazed window to side, coving to ceiling, smoke alarm, pendant light fitting, panelled radiator, stairs to the first-floor landing and doors leading off to rooms including:

### LOUNGE 4.24m x 3.40m (13'11" x 11'2")

With double-glazed window to front with inset lead pattern, pendant light fitting, decorative picture rail, feature fire surround with built-in living-flame log-effect gas fire, Virgin Media connection point (Subject to usual transfer regulations), panelled radiator and power points.



## BAY FRONTEED DINING ROOM 4.04m x 3.02m (13'3" x 9'11")

With double-glazed bay window to front with inset lead pattern, pendant light fitting, decorative picture rail, double panelled radiator, BT telephone point & Virgin Media internet connection point (Subject to usual transfer regulations) and power points.



## FITTED KITCHEN 2.57m x 1.93m (8'5" x 6'4")

With double-glazed window to rear with inset lead pattern, four-lamp spotlight fitting, heat detector, a range of base and wall multi-textured storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in bowl-and-a-half stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for freestanding electric cooker, space for microwave, ceramic splashback tiling, ceramic floor tiling, power points and door leading to:



## UNDERSTAIRS STORE

With double-glazed frosted window to rear with inset lead pattern, wall light fitting, two power points, space for condenser dryer, ceramic wall and floor tiling, gas meter and ample domestic shelving and storage space.

## REAR LOBBY AREA

With Upvc double glazed frosted rear-access door with inset lead pattern, ceramic tiling to walls and flooring, globe light fitting, panelled radiator, door to built-in storage cupboards and access to:

## DOWNSTAIRS WC

With double-glazed window to rear with inset lead pattern, pendant light fitting, fully tiled in high-glazed wall ceramics with decorative border tile, ceramic tiled flooring and a white low-level dual-flush WC.



## FIRST FLOOR LANDING

With double-glazed window to rear with inset lead pattern, coving to ceiling, smoke alarm, two wall light fittings, pendant light fitting and doors leading off to rooms including:



## BEDROOM ONE (FRONT) 3.68m to wardrobe frontage x 3.43m (12'1" to wardrobe frontage x 11'3")

With double-glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, power points, TV aerial connection point, power points, cast iron fire surround and sliding wardrobe doors revealing built-in wardrobes providing ample domestic hanging and storage space.



## **BEDROOM TWO (FRONT) 3.30m x 3.05m (10'10" x 10'0")**

With double-glazed window to front with inset lead pattern, pendant light fitting, double panelled radiator, power points and sliding wardrobe doors revealing built-in wardrobes providing ample domestic hanging and storage space.



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## **BEDROOM THREE (REAR) 2.95m x 1.93m (9'8" x 6'4")**

With double-glazed window to rear with inset lead pattern, three-lamp light fitting, BT telephone extension, panelled radiator and power points.



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## **FIRST FLOOR SHOWER ROOM 1.96m x 1.42m (6'5" x 4'8")**

With double-glazed frosted window to rear with inset lead pattern, three-lamp light fitting, fully tiled in wall ceramics with decorative border tile, ceramic tiled flooring, panelled radiator, a white suite comprising corner glazed shower cubicle with Triton T80 electric shower, pedestal sink unit with chrome taps above, wall-mounted medicine cabinet with mirrored frontage and door to a built-in boiler cupboard housing a Worcester combination boiler providing domestic hot water and central heating.



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## **FIRST FLOOR SEPARATE WC 1.02m x 0.71m (3'4" x 2'4")**

With double-glazed frosted window to side with inset lead pattern, enclosed light fitting, low-level dual-flush WC and ceramic tiled flooring in travertine effect.

## EXTERNALLY



## FORE GARDEN

Bounded by concrete block walls along with mature hedges to borders, double metal gates provide vehicular access to the front of the property to a brick-paved driveway providing off-road parking, plum-slate chippings to frontage for ease of maintenance. Access continues alongside the property leading to:



## ENCLOSED REAR GARDEN

Bounded by concrete post-and-timber fencing, a timber-decked patio area provides ample domestic patio and sitting space, two artificial-grassed areas for ease of maintenance, paved pathways, plum-slate chippings to borders for low maintenance, garden timber shed and access to a detached sectional garage.



## COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

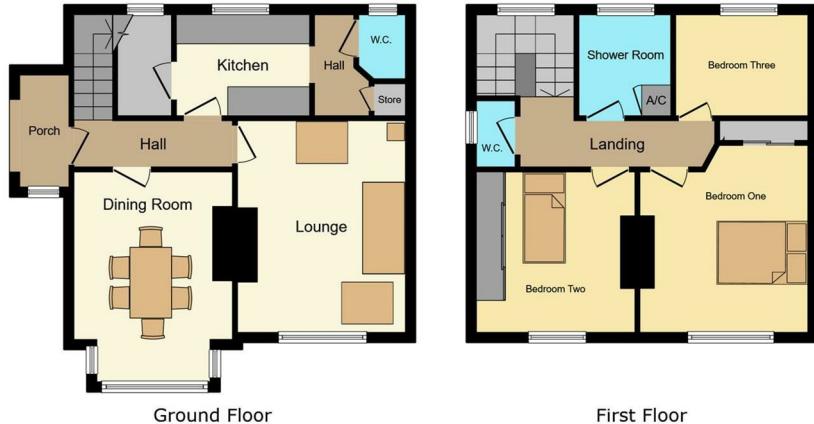
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

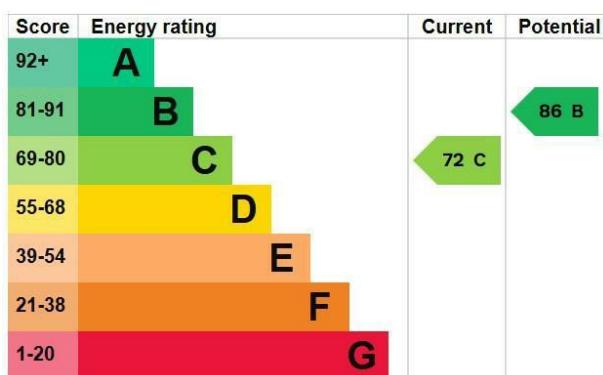
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

