



## 26 Rothsay Avenue Sneyd Green, Stoke-On-Trent, ST1 6EZ

I SAY, I SAY! Well there is definitely plenty to SAY about this spacious townhouse on RothSAY Avenue, sold with no upward chain and in the popular area of Sneyd Green its one to shout about. The accommodation on offer comprises a large lounge, fitted kitchen, conservatory, utility room with W.C, two double bedrooms and shower room. Externally the property benefits from a fully enclosed well established rear garden laid to lawn with paved patio seating areas. Located in Sneyd Green close to local amenities, schooling and commuter links to the main town centre. I SAY! I SAY! Would you like our number to book a viewing? Call today on 01782 789369 to avoid disappointment.

**Offers in excess of £145,000**

# 26 Rothsay Avenue

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



- IMMACULATE & SPACIOUS TOWN HOUSE PROPERTY
- UTILITY WITH DOWNSTAIRS WC
- LARGE FITTED BATHROOM SUITE
- EARLY VIEWING A MUST
- LARGE LOUNGE
- CONSERVATORY
- PICTURESQUE GOOD SIZED MANICURED GARDEN
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

4'3" x 3'5" (1.30 x 1.06)

UPVC door to the front aspect. Radiator and stairs to the first floor.

### Lounge/Diner

18'6" x 10'5" (5.65 x 3.19)

UPVC bay window to the front aspect. Gas fireplace and radiator.

### Kitchen

11'1" x 7'6" (3.38 x 2.31)

UPVC window to the rear aspect and door to the conservatory. Fitted with a range of wall and base storage units with inset stainless steel sink and drainer. Co ordinating work surface areas and fully tiled walls. Integrated appliances include gas hob with electric oven. Plumbing for a washing machine and space for fridge/freezer. Vertical radiator.

### Utility/WC

7'4" x 7'3" (2.24 x 2.23)

Fitted with wall and base storage units and coordinating work surface areas. Space and plumbing for washing machine and wall mounted central heating boiler. Fully tiled walls and radiator and low level W.C with wash hand basin.

### Conservatory

9'7" x 7'5" (2.93 x 2.28)

A upvc conservatory with double glazed windows to the side and rear aspect and access door to the rear aspect. Television point and radiator,

## FIRST FLOOR

### Bedroom One

15'7" x 10'7" (4.76 x 3.23)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Two

12'7" x 8'3" (3.85 x 2.54)

A double glazed window overlooks the rear aspect. Radiator.

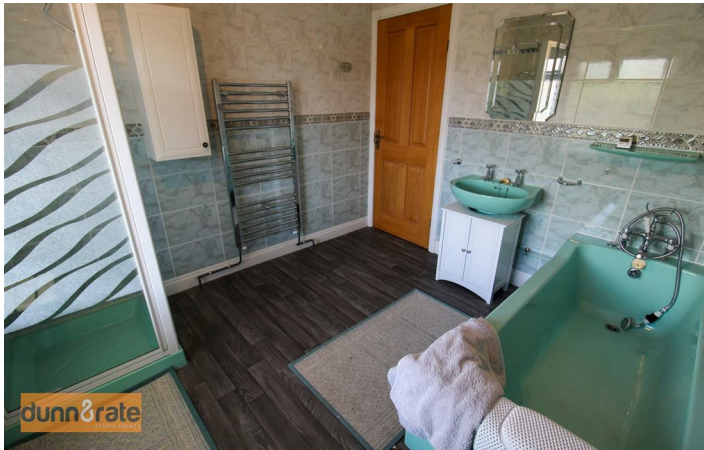
### Bathroom

9'4" x 8'7" (2.86 x 2.63)

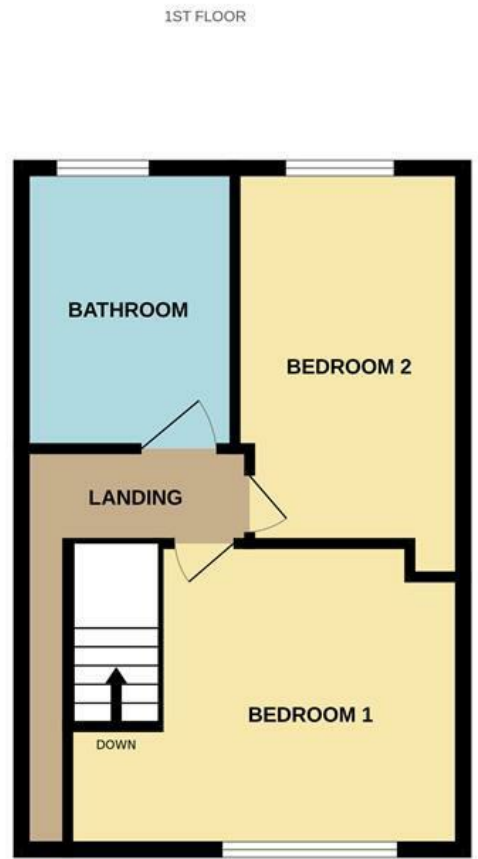
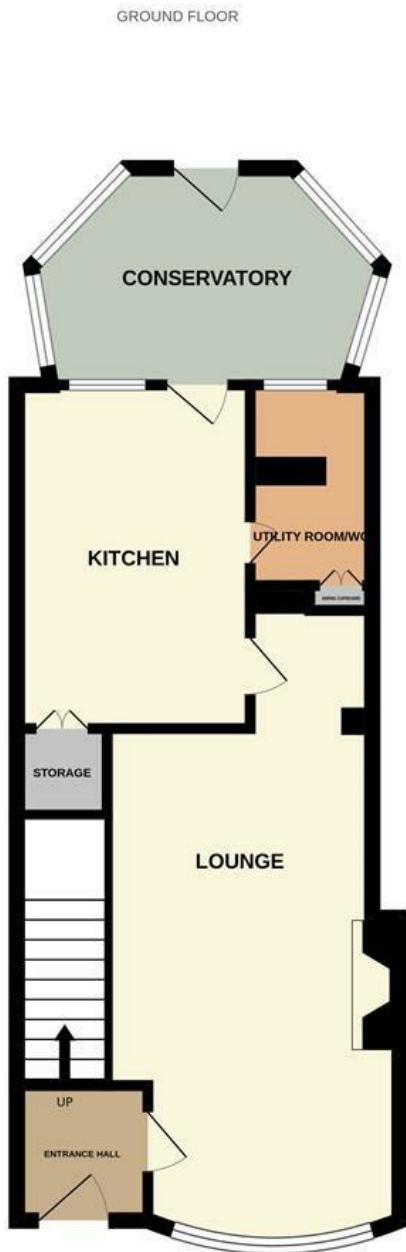
A double glazed window overlooks the rear aspect. Fitted with a shower unit, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Ladder style towel radiator.

## EXTERIOR

To the front the property has gated access and a paved frontage with shared access to the rear garden via a side gate. To the rear the garden is fully enclosed and laid to lawn with a mature and established flower bed, greenhouse, garden shed and two paved patio seating areas.



# Floor Plan



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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| Energy Efficiency Rating  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating  | Current                 | Potential |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |                         |           |
| (81-91) <b>B</b>  |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs                       |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                       |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |