dunn&rate ESTATE AGENTS









4 Gordon Avenue

Sneyd Green, Stoke-On-Trent, ST6 2LY

STOP, LOOK, LISTEN! Firstly STOP and take notice I have the perfect semi detached property for you. Take a LOOK at this property and finally LISTEN and I will give you the all important number you will need to call to book a viewing on Gordon Avenue. Spacious throughout this well maintained semi detached comprises lounge complete with open plan fitted kitchen/diner, wet room and double bedroom to the ground floor. a further three bedrooms and contemporary bathroom to the first floor. Externally the property benefits from off road parking, and an enclosed rear garden. Located in the popular area of Sneyd Green close to local amenities, schooling an commuter links to the main town centre. Now I have got your fully attention, don't hesitate to book a viewing to avoid disappoint.

£170,000

4 Gordon Avenue

Sneyd Green, Stoke-On-Trent, ST6 2LY

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- SPACIOUS SEMI DETACHED PROPERTY
- TWO BEDROOMS TO THE FIRST FLOOR AND OFFICE
- QUIET CUL-DE-SAC LOCATION
- OPEN PLAN LOUNGE/KITCHEN/DINER
- FAMILY BATHROOM WITH FREESTANDING BATH
- POPULAR LOCATION
- WET ROOM AND BEDROOM TO THE GROUND FLOOR
- OFF ROAD PARKING AND ENCLOSED GARDEN

GROUND FLOOR

Entrance Hall

14'2" x 6'0" (4.32 x 1.85)

UPVC door to the front aspect. Radiator and stairs to the first floor. Door to under stair storage cupboard.

Lounge

13'1" x 10'10" (4.01 x 3.31)

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

Kitchen/Diner

12'11" x 10'9" (3.95 x 3.30)

UPVC window to the rear aspect. Fitted with base units and stainless steel sink and side drainer. Coordinating work surface areas. Space for a gas cooker and oven. Cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Wall mounted boiler and radiator.

Wet Room

9'10" x 5'6" (3.02 x 1.68)

UPVC window to the side aspect. Fitted with a shower, low level W.C. and wash hand basin. Radiator.

Bedroom Three

9'5" x 7'6" (2.88 x 2.31)

UPVC door to the side aspect and UPVC window to the rear aspect. Radiator.

FIRST FLOOR

Landing

8'11" x 6'2" (2.72 x 1.89)

UPVC window to the side aspect. Loft hatch access and stairs from the ground floor.

Bedroom One

13'2" x 10'11" (4.03 x 3.34)

UPVC bay window to the front aspect. Radiator.

Bedroom Two

11'1" x 10'9" (3.39 x 3.28)

UPVC window to the rear aspect. Radiator.

Office

7'6" x 6'0" (2.30 x 1.84)

UPVC window to the front aspect. Radiator.

Bathroom

8'3" x 6'2" (2.52 x 1.89)

UPVC window to the rear aspect. Fitted with a suite comprising free standing bath, wash hand basin and low level W/C. Partly tiled walls and radiator.

EXTERIOR

To the front of the property there is driveway that leads down the side of the property. To the rear there is a block paved garden with borders.












the AMAZING
SPIDER-MAN
SPIDEY SAVES THE DAY!
THE END OF THE GREEN GOBLIN!



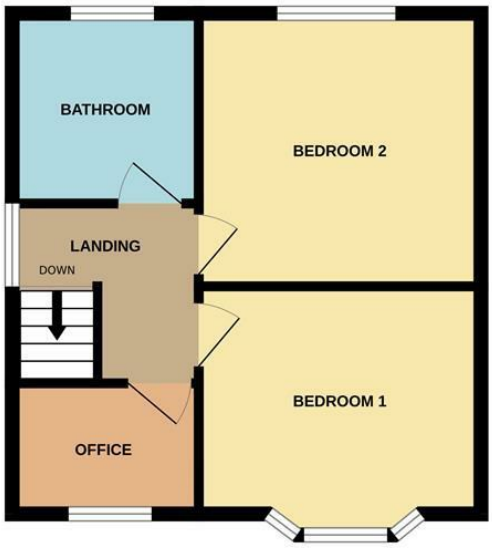


Floor Plan

GROUND FLOOR

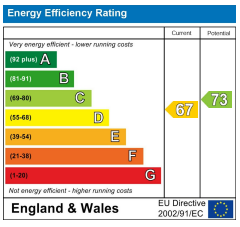


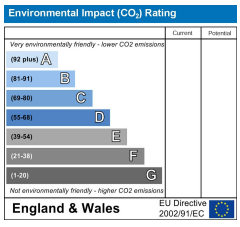
1ST FLOOR



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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