




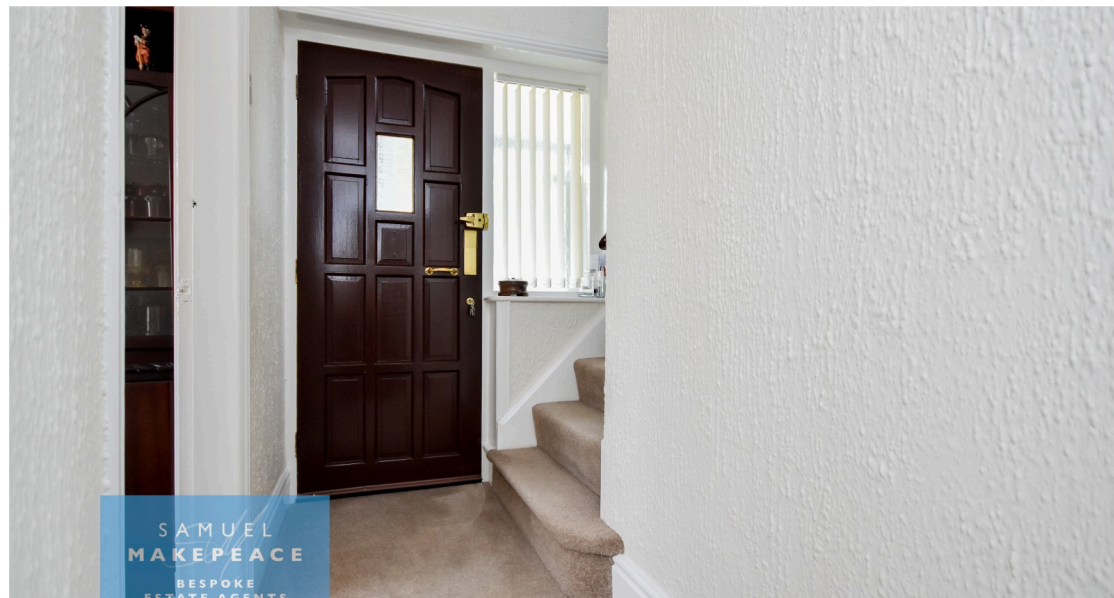
 **3**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- LOVELY THREE BEDROOM SEMI-DETACHED HOME
- QUIET CUL-DE-SAC LOCATION
- BLOCK PAVED DRIVEWAY WITH AMPLE PARKING
- TWO SPACIOUS RECEPTION ROOMS
- WELL-KEPT, FITTED KITCHEN WITH PANTRY STORAGE
- THREE WELL-PROPORTIONED BEDROOMS with fitted wardrobe storage
- CONTEMPORARY SHOWER ROOM PLUS SEPARATE WC
- CONVENIENT DOWNSTAIRS WC
- BEAUTIFULLY LANDSCAPED TIERED REAR GARDEN WITH DETACHED GARAGE



Holden your search here – this could be your perfect next home.

Tucked away in a quiet and highly sought-after cul-de-sac in Sneyd Green, this beautifully presented three-bedroom semi-detached home on Holden Avenue North offers space, charm, and versatility in equal measure.

From the moment you arrive, you're welcomed by a recently laid block-paved driveway providing ample parking, alongside a neat pebbled front garden framed with mature shrubs and hedging, creating a warm and inviting first impression.

Step inside through the handy porch and into a lovely, welcoming entrance hall that provides access to all ground floor accommodation. To the front of the property, you'll find two well-proportioned reception rooms. The dining room benefits from a beautiful bay window, while the generous lounge offers a cosy yet spacious feel, complete with a large window and an electric fireplace – perfect for relaxing evenings in.

The separate kitchen is both practical and bright, fitted with ample cupboard space, a large window overlooking the garden with a pleasant outlook beyond, and the added bonus of a pantry offering fantastic extra storage and space for additional appliances. A rear door leads directly out to the garden. Completing the ground floor is a convenient downstairs WC.

Upstairs, the staircase curves beautifully, with a large window flooding the space with natural light as you ascend. On this floor are three well-sized bedrooms – two comfortable doubles to the front of the property, both benefiting from fitted wardrobes, and a generous single bedroom to the rear currently used as a home office, enjoying a lovely outlook and offering flexible use.

The shower room features a double walk-in shower, wash basin, and full tiling, complemented by a separate WC – a rare and desirable feature.

Outside, the rear garden is a real highlight. Tiered and thoughtfully designed, it includes a decking area, paved patio spaces, and artificial lawn, creating a stylish yet low-maintenance outdoor space ideal for entertaining or relaxing. A detached garage with power further enhances the practicality of the home.

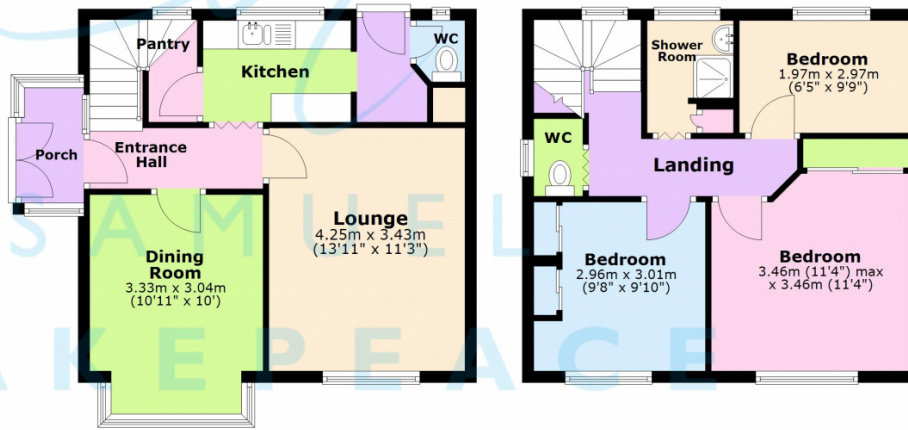
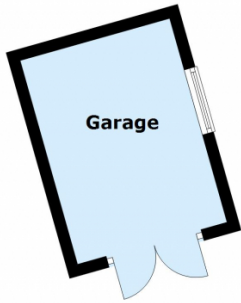
Lovingly maintained and cherished by the current family for many years, this wonderful property is now ready to welcome its next owners.

Disclaimer:

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Ground Floor



Total area: approx. 94.7 sq. metres (1018.9 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Stoke-on-Trent, ST6

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