



21 Louvain Avenue

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

Bragging is when a person says something, and can't do it! I do what I say! In the great words of Muhammad Ali, this stunning semi detached property on Louvain Avenue does exactly what it says on the tin, so brag away! Beautifully maintained. The accommodation on offer comprises lounge, dining room leading to a fitted kitchen, and conservatory. To the first floor, there are three bedrooms and family bathroom. Externally; the property has off road parking to the front and an enclosed rear garden with a detached garage. So float like a butterfly, down to our office to make a viewing, don't get stung by a bee!

Offers in excess of £180,000

21 Louvain Avenue

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



- BEAUTIFUL SEMI DETACHED PROPERTY
- THREE BEDROOMS WITH FITTED WARDROBES
- SOUGHT AFTER LOCATION
- LOUNGE/ DINING ROOM & CONSERVATORY
- FAMILY BATHROOM
- NO UPWARD CHAIN
- FITTED KITCHEN
- DETACHED GARAGE & OFF ROAD PARKING
- ARRANGE YOUR VIEWING WHILE ITS AVAILABLE!

GROUND FLOOR

Entrance Hall

14'10" x 6'0" (4.54 x 1.84)

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

Lounge

13'8" x 10'11" (4.17 x 3.33)

A double glazed window to the front aspect. Gas fireplace and radiator.

Dining Room

12'1" x 10'11" (3.70 x 3.33)

Double glazed patio doors to the rear aspect. Fireplace and radiator.

Kitchen

17'5" x 6'3" (5.31 x 1.92)

Double glazed windows to the rear and side aspect. Fitted with a range of wall and base storage units with inset sink and side drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and plumbing for a dishwasher. Space for a fridge and freezer and space for a tumble dryer. Combi boiler and radiator. Ceiling spotlights.

Conservatory

11'1" x 7'10" (3.38 x 2.40)

A UPVC construction with Double glazed patio doors to the rear aspect and double glazed windows to the rear and side aspect. Power and light. Tiled flooring.

FIRST FLOOR

Landing

8'0" x 5'11" (2.45 x 1.82)

A double glazed window to the side aspect. Stairs from the ground floor. Loft hatch access.

Bedroom One

12'2" x 10'11" (3.71 x 3.34)

A double glazed window to the rear aspect. Radiator. Fitted wardrobes.

Bedroom Two

11'5" x 10'11" (3.49 x 3.34)

A double glazed window to the front aspect. Radiator. Fitted wardrobes.

Bedroom Three

6'3" x 5'11" (1.92 x 1.82)

A double glazed window to the front aspect. Radiator

Bathroom

8'9" x 5'10" (2.67 x 1.80)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with mixer tap and shower. Shower cubicle, wash hand basin and low level W.C. Partly tiled walls and radiator.

EXTERIOR

There is a block paved drive to the front and side of the property that is shared. The rear of the property has a paved patio area with a lawn and gravelled seating area.

Garage

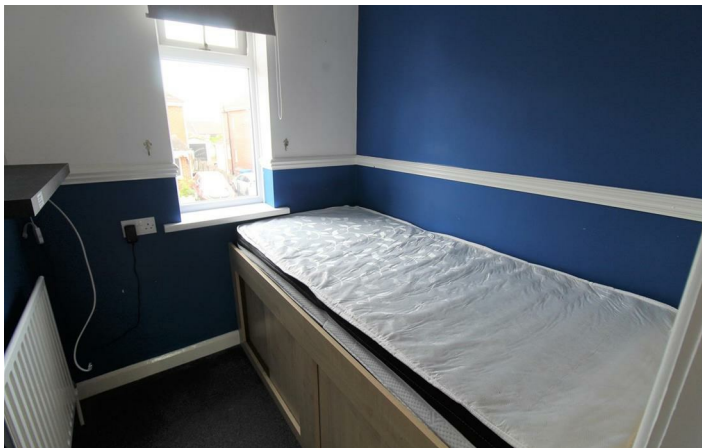
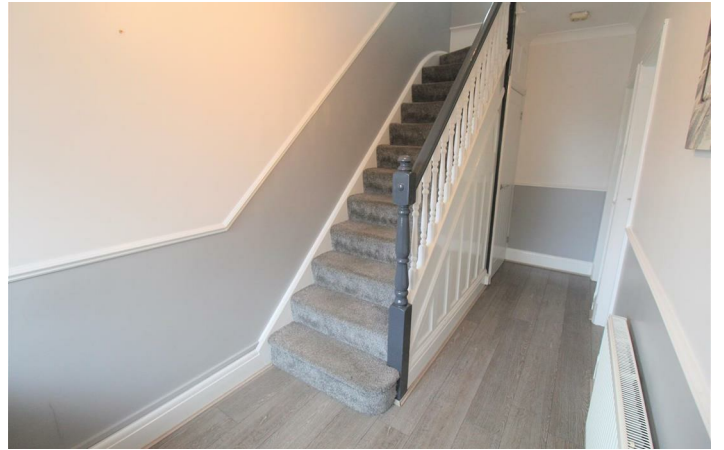
17'4" x 8'7" (5.29 x 2.62)

An up and over door to the front aspect and door to the side aspect. Power and light.

Council Tax Band

Council Tax Band B.

Purchaser should seek confirmation prior to completion



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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