

## 15 Brianson Avenue

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

Hakuna Matata! What a wonderful phrase, Hakuna Matata!.. It means no worries for the rest of your days! Well my happy home hunters, be rest assured I will take all the worry out of your property search, as this semi detached property on Brianson Avenue has it all. This spacious accommodation on offer comprises a large lounge, modern fitted kitchen, two fantastic sized bedrooms and bathroom. Externally, the property benefits from a low maintenance rear garden and off road parking. Sold with no upward chain.....Its a problem free philosophy! Hakuna Matata! Call to book your viewing today.

**£169,950**

# 15 Brianson Avenue

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



- SPACIOUS SEMI DETACHED PROPERTY
- TWO BEDROOMS
- GARAGE
- EARLY VIEWING A MUST
- LARGE LOUNGE WITH BAY WINDOW
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- FULLY ENCLOSED REAR GARDEN
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

6'7" x 5'10" (2.02 x 1.78)

Double glazed window and door to the side aspect. Radiator. Minton tile flooring.

### Lounge

15'0" x 12'3" (4.59 x 3.75)

Double glazed bay window to the front aspect. Electric fire. Vertical radiator. TV point.

### Kitchen/Diner

12'11" x 11'10" (3.94 x 3.62)

Double glazed window to the rear aspect, coupled with patio doors out to the rear garden. L-shaped kitchen fitted with a range of wall and base units with co-ordinating work surface areas and partly tiled walls. Integrated appliances include; electric oven, gas hob, with cooker hood, dishwasher and

fridge/freezer. Composite sink/drainage and plumbing/space for for a washing machine. Breakfast bar. TV point. Spotlights and radiator.

## FIRST FLOOR

### First Floor Landing

6'1" x 5'2" (1.87 x 1.58)

Stairs from the ground floor and loft access hatch.

### Bedroom One

15'1" x 12'4" (4.60 x 3.78)

Double glazed bay window to the front aspect.

### Bedroom Two

9'5" x 8'7" (2.88 x 2.64)

Double glazed window to the rear aspect.

### Bathroom

6'7" x 5'3" (2.03 x 1.62)

Double glazed window to the rear aspect. Fully tiled walls,

fitted suite featuring a bath with overhead shower, wash hand basin with vanity, low level WC, and radiator.

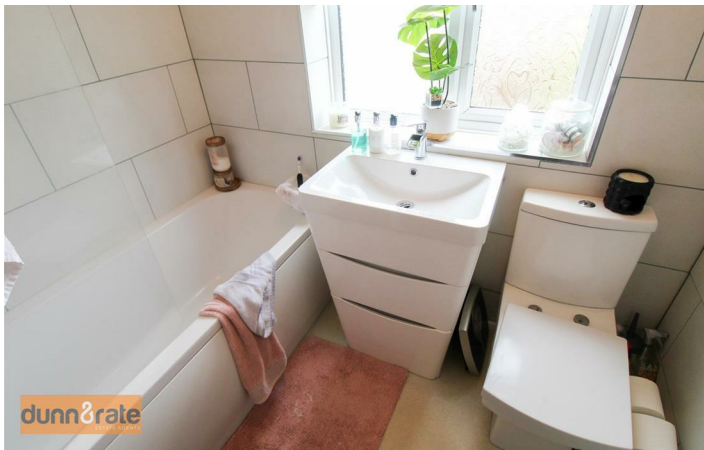
## EXTERIOR

The front of the property benefits from a large paved driveway. The rear of the property is fully enclosed, paved with decking and an outbuilding.

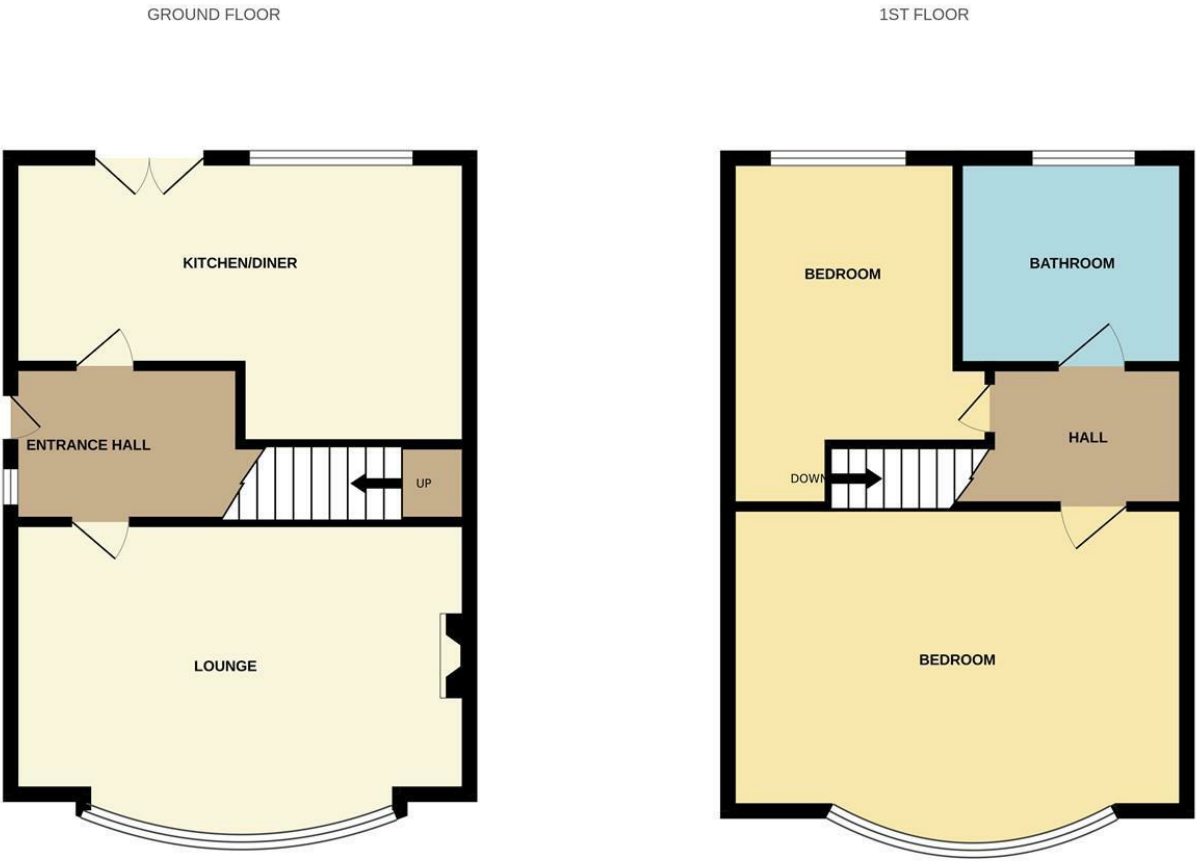
### Garage

Double doors to the front and two windows to the side aspect.





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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