

24 Emery Avenue

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

Practically perfect in everyway! Not even a spoon of sugar could make this property any sweeter! Stunningly maintained by its current owners this beautiful semi detached property is nestled away down a quiet cul-de-sac and looking for a new owner. The accommodation on offer comprises an lounge with bay window, open plan kitchen/diner with multi fuel log burner, three good sized bedroom and contemporary family bathroom. Externally the property benefits from ample off road parking, a detached garage and a fully enclosed rear garden laid with graveled seating areas and a lawn. Located in the popular area of Sneyd Green, close to local amenities, excellent schooling and commuter links to the main town centre. It's literally Supercalifragilisticexpialidocious, but if that's too hard to pronounce, how about our number instead so you can call to book a viewing on 01782 789369.

£190,000

24 Emery Avenue

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



- BEAUTIFUL SEMI DETACHED PROPERTY
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LOUNGE WITH BAY WINDOW
- FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- KITCHEN/DINER WITH LOG BURNER
- OFF ROAD PARKING PLUS GARAGE
- POPULAR AREA

GROUND FLOOR

Entrance Hall

10'5" x 5'10" (3.20 x 1.78)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front. Stairs lead to the first floor with an under stairs storage cupboard with a double glazed window to the side. Tiled flooring and radiator.

Lounge

14'4" x 10'9" (4.39 x 3.28)

A double glazed bay window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator.

Kitchen/Diner

18'1" x 16'8" (5.52 x 5.10)

A double glazed window overlooks the side and rear aspect coupled with double glazed patio doors leading out to the rear garden. The kitchen is fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated

appliances include and electric oven and hob with cooker hood above, fridge/freezer, washing machine and dishwasher. Wall mounted central heating boiler and vertical height radiator. The dining area has a fireplace housing multi fuel log burner and space for dining table and chairs.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

11'10" x 10'8" (3.62 x 3.27)

A double glazed window overlooks the front aspect. Radiator and loft access hatch.

Bedroom Two

10'9" x 10'4" (3.30 x 3.16)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

5'11" x 5'10" (1.81 x 1.80)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'10" x 6'3" (2.10 x 1.93)

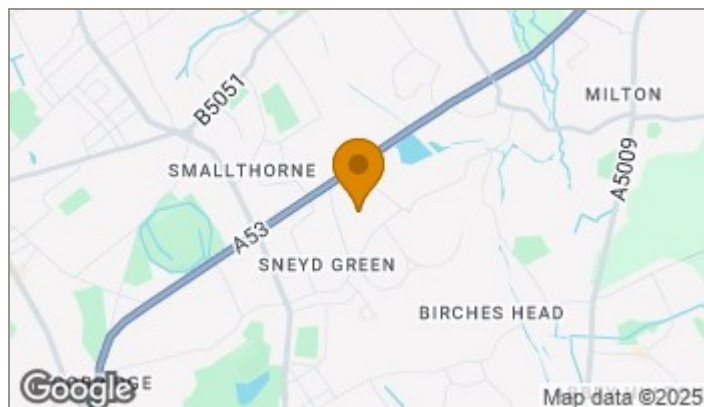
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Ladder style towel radiator with ceiling spotlights and extractor fan. Tiled flooring.

EXTERIOR

To the front the property benefits from a paved driveway leading down the side of the property, the frontage is laid to gravel and steps lead to the entrance door. To the rear the garden is fully enclosed with a lawn area with flower bed borders and raised brick built planters. There are gravelled seating areas and a pretty water feature. To the rear of the garden there is a greenhouse.

Garage

Detached garage with double doors to the front and window to the side.





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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