

**FOR SALE**



**Granville Avenue, Sneyd Green, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £170,000**

  
**MARTIN&CO**





**OVERVIEW** Welcome to this beautiful, semi-detached property that is now on the market and waiting to be called home. It's close to Hanley city centre and Central Forest Park, offering easy access to public transport links, nearby schools, local amenities, and green spaces for those who love the outdoors.

- Semi-detached property
- Ample private parking
- Close to Hanley city centre
- Near Central Forest Park
- Ideal for families and couples
- Two spacious double bedrooms
- EPC - D

The property is perfect for families and couples alike, offering a warm and inviting space to create your ideal home. As you step inside, you'll notice the property is well laid out with two spacious double bedrooms that offer plenty of room for comfort and relaxation.

With accommodation comprising; entrance hall, WC, stunning lounge, spaious kitchen, two double bedrooms, bathroom with four piece suite and a useful attic space.

Externally there is ample off road parking, single garage and a delightful rear garden.

Don't miss out on this opportunity to purchase a property that offers so much potential. Whether you're looking to start a family or settle down, this could be the perfect place for you. Get in touch today to arrange a viewing!

**HALL** Entered via a UPVC front door, storage cupboard, stairs to first floor, wood effect laminate flooring, radiator.

**WC** Low level WC.





**LOUNGE/DINER 15' 2" x 12' 5" (4.62m x 3.78m)**  
Stunning reception room having dual aspect double glazed windows to the front and side elevations, wood burning fire with wooden mantle and tiled inset and hearth, wood effect laminate flooring, radiator.

**KITCHEN 12' 0" x 10' 11" (3.66m x 3.33m)** Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the rear elevation, door giving access to the utility room, wood effect laminate flooring, radiator.

**UTILITY ROOM** Having space and plumbing for washing machine, housing gas boiler, door giving access to the rear garden.

#### STAIRS AND LANDING

**FRONT BEDROOM 15' 1" x 12' 5" (4.6m x 3.78m)**  
Double glazed window to the front elevation, radiator.

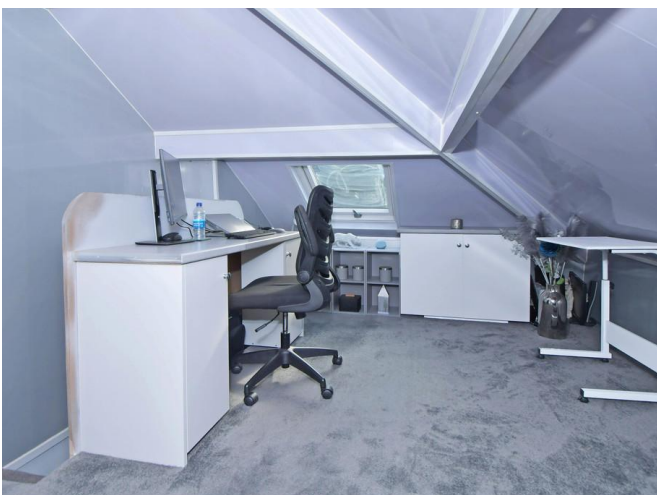
**REAR BEDROOM 9' 9" x 9' 3" (2.97m x 2.82m)** Double glazed window to the rear elevation, built in storage cupboard, radiator.

**BATHROOM** White four piece suite comprising; low

level WC, hand wash basin set in vanity unit, bath with shower attachment and shower unit, fully tiled walls, double glazed window to the rear elevation, radiator.

**LOFT ROOM 16' 3" x 10' 10" (4.95m x 3.3m)** Useful loft room having skylight and radiator.

**EXTERNAL** The property boasts a corner plot therefore benefits from ample driveway parking with an established garden adjacent with is laid to lawn with mature borders. To the rear there is a single garage paved patio seating area and turfed lawn.





All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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