

FOR SALE



Kelvin Avenue, Sneyd Green, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Guide Price £128,000



PORCH 6' 2" x 1' 8" (1.88m x 0.51m) Entered via a UPVC door.

ENTRANCE HALL 13' 5" x 6' 2" (4.09m x 1.88m) Stairs to first floor with storage under, radiator.

LOUNGE/DINER 23' 4" x 11' 6" (7.11m x 3.51m) Having dual aspect double glazed windows to the front and rear elevations, wood effect laminate flooring, radiator.

KITCHEN 7' 11" x 6' 2" (2.41m x 1.88m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, double glazed window to the side elevation, radiator.

UTILITY ROOM 6' 11" x 6' 2" (2.11m x 1.88m) Fitted with wall and base units with worksurface over, space and plumbing for washing machine, dual aspect windows to the side elevations and door giving access to the rear garden.

LANDING 7' 9" x 6' 2" (2.36m x 1.88m) Double glazed window to the side elevation.

BEDROOM ONE 12' 6" x 11' 6" (3.81m x 3.51m) Having double glazed bay window to the front elevation, radiator.

BEDROOM TWO 11' 6" x 10' 6" (3.51m x 3.2m) Double glazed window to the rear elevation, radiator.

- Semi-detached
- Three bedrooms
- In need of modernisation
- Popular Residential Area
- Driveway Parking
- EPC - C
- Tenure - Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	69	82



BEDROOM THREE 6' 10" x 6' 2" (2.08m x 1.88m)
Double glazed bay window to the front elevation,
radiator.

BATHROOM 7' 11" x 6' 2" (2.41m x 1.88m)
Comprising; low level WC, pedestal hand wash basin
and bath with shower attachment, double glazed bay
window to the rear elevation, housing gas boiler,
radiator.

EXTERNAL Gardens front and rear, driveway parking.





All measurements are approximate and for display purposes only

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