



Kelvin Avenue, Sneyd  
Green, Stoke-on-Trent



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# Offers in Excess of £140,000

A two bedroom semi-detached house in the popular location of Sneyd Green. An ideal first time buy or investment property benefitting from a generous rear garden. Located to nearby amenities, commuter links and schools. Viewing is highly advised. No Onward Chain!





## Ground Floor

### Hall

UPVC front door, radiator and carpet flooring.

### Lounge

4.19m x 3.66m (13' 9" x 12' 0") A double glazed window to the front, radiator and laminate flooring.

### Kitchen

4.39m x 3.03m (14' 5" x 9' 11") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, radiator, double glazed window and vinyl flooring.

### Utility Space

3.069m x 1.47m (10' 1" x 4' 10") A side door, under stairs storage, radiator and vinyl flooring.

### Guest W/C

A low level ground floor W/C.

## First Floor

### Bedroom One

4.35m x 3.64m (14' 3" x 11' 11") A double glazed window to the front, storage cupboard, radiator and laminate flooring.

### Bedroom Two

A double glazed window to the rear, radiator and carpet flooring.

### Wet Room

2.15m x 1.93m (7' 1" x 6' 4") A walk in wet room with shower unit, hand wash basin, low level W/C, double glazed window, part tiled walls and vinyl flooring.

### External

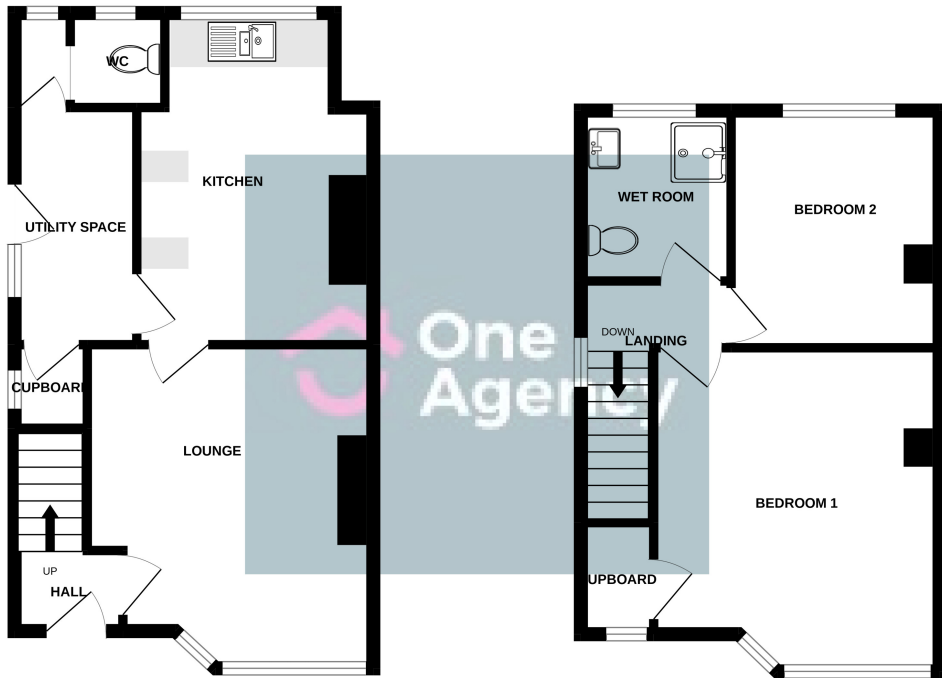
Front - A paved driveway for off road parking and front garden

Rear - A paved rear garden with plants and shrubs with fenced borders.



GROUND FLOOR

1ST FLOOR



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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		83
(69 to 80) <b>C</b>		
(56 to 68) <b>D</b>	66	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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