

Rothsay Avenue Sneyd Green Stoke-On-Trent ST1 6EZ



**Offers In Excess Of £170,000**

## Rothsay Avenue, Sneyd Green, Stoke-On-Trent, ST1 6EZ

Here is a property that's not to be missed!  
So be quick to make sure you're on our viewing list  
three good size bedrooms on the first floor  
& potential to extend, this property could offer so much more  
planning permission must be approved  
make sure you make enquiries before you move  
There's a garage & plenty of parking, large garden to the rear  
As well as schools and amenities all very near  
If this sounds like it could be the home for you  
Call the team at Debra Timmis who will arrange a viewing for you!

Located in the popular Sneyd Green area, this mature end town house on Rothsay Avenue presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living.

The house is set on a large plot, providing a generous outdoor area that is perfect for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, there is significant potential to extend the property, subject to obtaining the necessary planning consent, allowing you to tailor the home to your specific needs and desires.

Convenience is at your doorstep, as the property is situated close to a variety of amenities, including shops and well-respected schools. This makes it an ideal location for families seeking a supportive community environment.

In summary, this end town house on Rothsay Avenue is not just a home; it is a canvas for your future. With its spacious layout, potential for expansion, and proximity to essential services, it is a property that should not be missed. Whether you are looking to settle down or invest, this residence offers a wonderful opportunity in a desirable location.

### ENTRANCE HALL

UPVC entrance/exit door to front elevation. Stairs to first floor off.

### LOUNGE

Wooden fire surround housing gas fire having marble effect back and hearth. Television point. UPVC double glazed bay window to front elevation. Coving to ceiling. Laminated flooring. Double radiator. Two wall light points.

### KITCHEN

Stainless steel single drainer sink unit having mixer taps, cupboard below. Further work tops and cupboards below. Half tiled walls. Double radiator.



### UNDER STAIRS

Baxi combi boiler.

### SHOWER ROOM

Double shower having glass shower screen. Pedestal wash hand basin and LLWC. UPVC double glazed window to rear elevation. Part tiled walls. Radiator.



### REAR PORCH/UTILITY AREA

Plumbing for washing machine and dryer. Door leading to rear garden.

### ON THE FIRST FLOOR:

#### LANDING

UPVC double glazed window, Radiator. Loft access.

#### BEDROOM ONE

UPVC double glazed window to front elevation. Double radiator, Coving to ceiling.

#### BEDROOM TWO

UPBV double glazed window to rear elevation.

### BEDROOM THREE

UPVC double glazed window,



### EXTERNAL

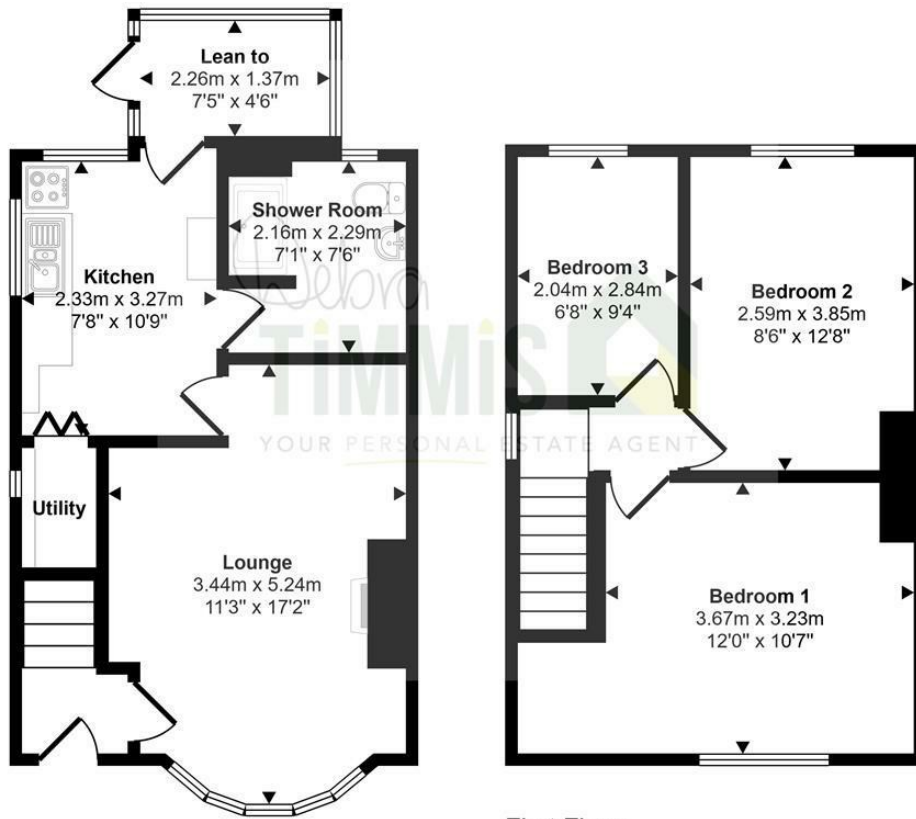
Front garden having established shrubs.

Driveway providing ample parking and leading to a DETACHED GARAGE.

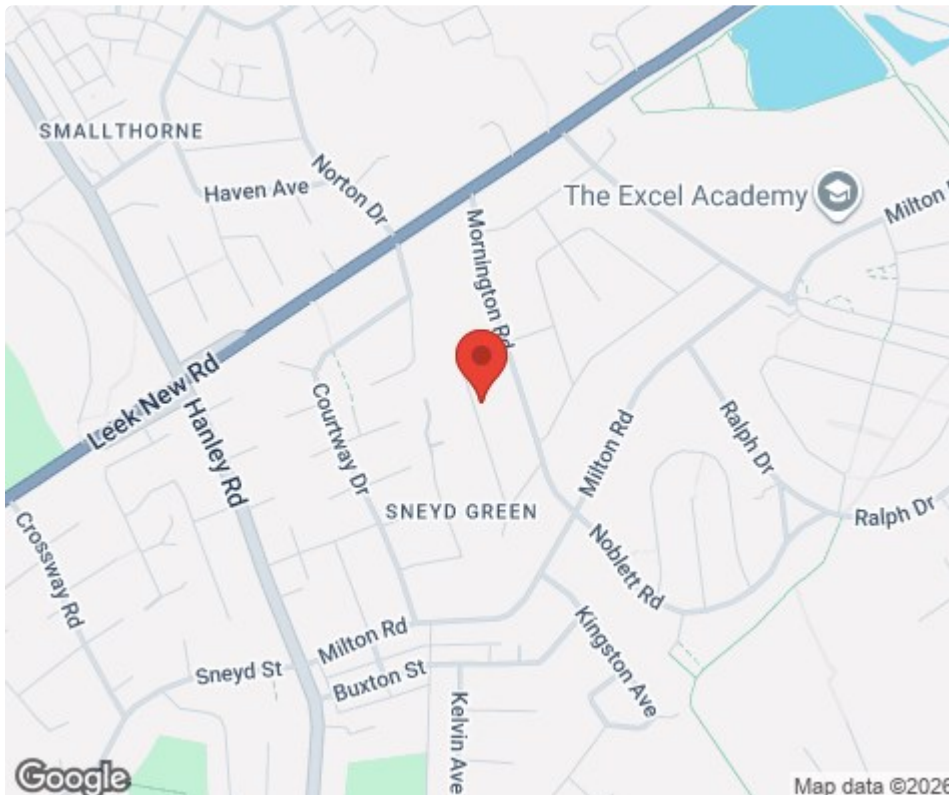
Large rear garden mainly laid to lawn having mature trees and shrubs. Enclosed by hedging.




Approx Gross Internal Area  
71 sq m / 767 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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