

**Mornington Road Sneyd Green Stoke-On-Trent ST1 6HB**



**Offers In The Region Of £185,000**



## Mornington Road, Sneyd Green, Stoke-On-Trent, ST1 6HB

If a spacious family home is what you desire -  
This beautiful HOME, I guarantee you will admire! -  
With THREE BEDROOMS, and lovely bathroom -  
Plus lounge, stylish kitchen and lean to -  
If that's not enough, there's a dining room for you -  
Plenty of space for everyone all the way through! -  
Off road parking and beautiful gardens to complete -  
Guaranteed to be popular, do not delay, -  
Call DEBRA TIMMIS and arrange to view today!

Perfectly located on Mornington Road in Sneyd Green this well-presented semi-detached house offers a perfect blend of comfort and convenience. With three spacious bedrooms and a well-appointed bathroom, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by an inviting entrance porch that leads into a bright hallway. The ground floor boasts two generous reception rooms, including a cosy lounge and a versatile dining/sitting room, perfect for entertaining guests or enjoying family meals. The fitted kitchen is functional and practical, complemented by a lean-to that provides additional storage. The property benefits from gardens both at the front and rear, providing a lovely outdoor area for relaxation or play. Off-road parking is also available, ensuring convenience for residents and visitors alike.

Situated in a popular location, this home is close to local amenities and schools, making it an excellent choice for families. With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this charming home to fully appreciate its appeal and potential.

### Entrance Porch

With access into the hallway.

### Hallway

With stairs off to the first floor. Useful storage cupboard with double glazed window to the side aspect.

### Lounge

11'5" x 10'11" (3.50 x 3.34)

Double glazed box window to the front aspect. Feature surround inset and hearth. Radiator.

### Dining/Sitting Room

11'5" x 10'11" (3.50 x 3.34)

Radiator. Single glazed windows and door with access into the lean to.



### Kitchen

14'11" x 5'10" (4.57 x 1.79)

Well presented fitted kitchen with worktop incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Stainless steel sink with single drainer and mixer tap. Heated panel radiator. Space for appliances. Plumbing for automatic washing machine. Laminate flooring. Three double glazed windows. Side door with access into the rear garden.

### First Floor

#### Landing

Double glazed window to the side aspect.

#### Bedroom One

12'7" into box window x 10'11" into alcove (3.85 into box window x 3.33 into alcove)

Double glazed box window to the front aspect. Radiator.





### Bedroom Two

11'5" x 10'11" into robe (3.49 x 3.33 into robe)

Double glazed window. Radiator. Built-in wardrobes.



### Bedroom Three

6'2" x 5'10" (1.89 x 1.80)

Double glazed window. Radiator.

### Bathroom

White suite comprises, panel bath with shower attachment, pedestal wash hand basin and low level WC. Wall mounted gas central heating boiler. Double glazed window to the rear aspect.



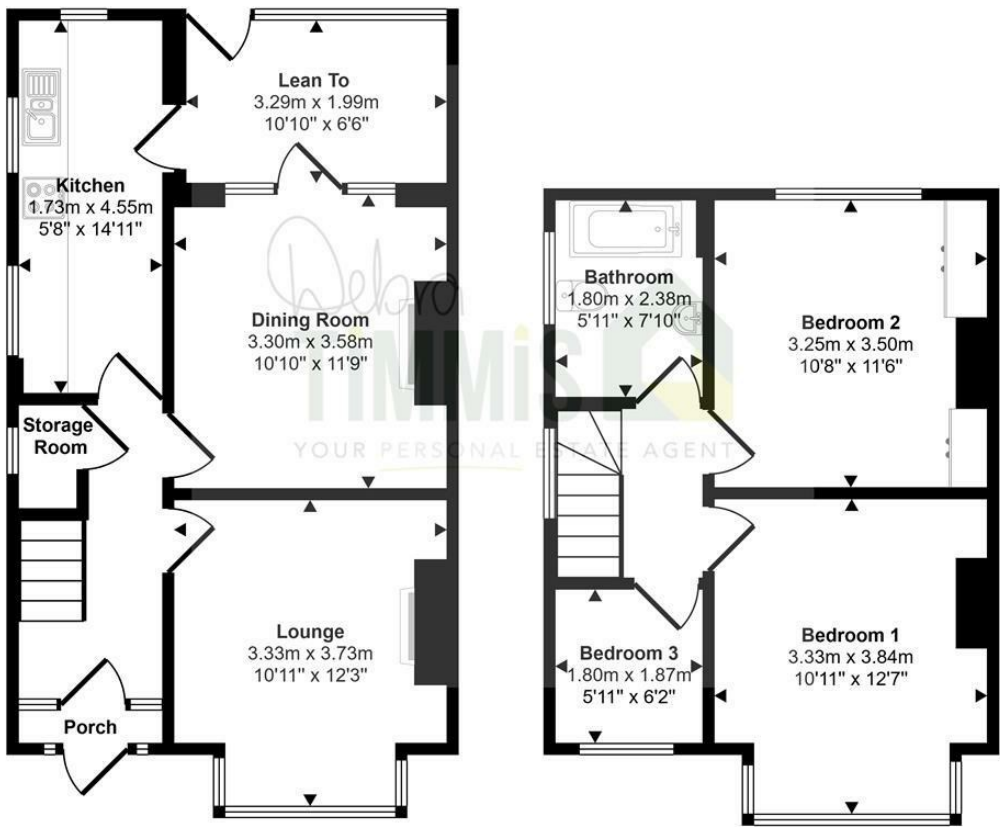
### Externally

Low maintenance frontage. Off road parking. There is a garage sized workshop which could be suitable only for a smaller width vehicle only. To the rear aspect there is a lawn garden. Paved area suitable for a garden shed or greenhouse.





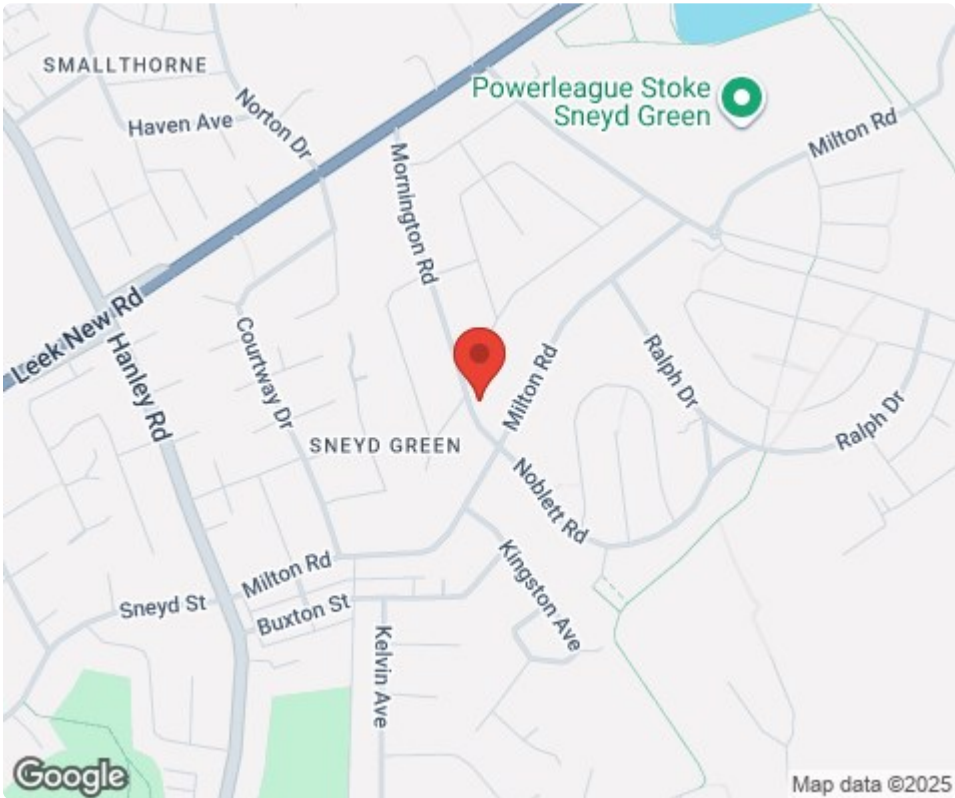
Approx Gross Internal Area  
85 sq m / 915 sq ft



Ground Floor  
Approx 48 sq m / 520 sq ft

First Floor  
Approx 37 sq m / 395 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.