

Berwick Road Sneyd Green Stoke-On-Trent ST1 6ER



Offers In The Region Of £230,000

Berwick Road, Sneyd Green, Stoke-On-Trent, ST1 6ER

If Berwick Road, Sneyd Green is the place you want to be -
Then be sure to be quick, this property you really must see! -
An immaculate semi, a wonderful family home -
With plenty of space upstairs and downstairs to roam -
There's **THREE BEDROOMS** plus stylish bathroom with shower and WC -
Breakfast kitchen, conservatory, beautiful lounge and dining room to fill you with glee -
Impressive gardens, driveway and workshop too -
Do not delay, call us now to view!

Nestled in the sought-after area of Sneyd Green, this exceptionally well-presented semi-detached house on Berwick Road offers a perfect blend of comfort and convenience. Ideal for families, the property is situated close to local schools and amenities, making it a prime location for those seeking a vibrant community.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation. The dining room provides an inviting space for family meals and gatherings, while the fitted kitchen is both functional and stylish, catering to all your culinary needs. A delightful conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the garden.

The property boasts three well-proportioned bedrooms, providing ample space for family or guests. The family bathroom is conveniently located to serve all bedrooms. With double glazing and central heating throughout, comfort is assured in every season.

Outside, the front and rear gardens offer a pleasant outdoor retreat, ideal for enjoying the fresh air or entertaining guests. The driveway provides off-road parking, and the garage-sized workshop adds extra space, perfect for hobbies or additional storage. This charming home is a rare find in a popular location, and viewing is highly recommended to fully appreciate all it has to offer. Don't miss the opportunity to make this delightful property your own.

Entrance Hall

Stylish composite door and double glazed windows. Spacious hallway with useful storage cupboard housing double glazed window to the side aspect. Radiator. Coving to ceiling. Stairs off to the first floor.

Lounge

17'7" x 12'0" max (5.36 x 3.68 max)

Double glazed bow window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Coving to ceiling. Radiator. Double doors with access into the dining room.



Dining Room

13'1" x 9'10" narrowing to 8'8" (3.99 x 3.02 narrowing to 2.66)

With space for dining table. Radiator. Coving to ceiling. Double doors with access into the conservatory.

Conservatory

11'10" x 10'5" (3.62 x 3.19)

Double glazed windows and double glazed French doors with access into the rear garden. Inset ceiling spot lights. Tiled floor.



Breakfast Kitchen

13'9" x 8'7" (4.20 x 2.62)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob, with extractor hood above and built-in oven. Integral fridge and freezer. One and a half bowl inset sink with single drainer and mixer tap. Part tiled splash backs. Two double glazed windows. Tiled floor. Space for breakfast table. Double glazed door to the side aspect. Coving to ceiling.

First Floor

Landing

Loft access. Double glazed window. Store cupboard.

Bedroom One

11'6" to robe x 10'9" (3.53 to robe x 3.29)

Double glazed window. Radiator. Fitted wardrobes and drawer set.



Bedroom Two

10'7" into robe x 9'4" (3.23 into robe x 2.87)

Double glazed window. Radiator. Fitted wardrobes.

Bedroom Three

8'0" x 7'11" max (2.44 x 2.43 max)

Double glazed window. Radiator. There is a bulk-head in this room.

Family Bathroom

8'0" x 6'0" plus shower recess (2.46 x 1.85 plus shower recess)

Stylish suite comprises, corner bath, shower cubicle housing mains shower, pedestal wash hand basin and low level WC.

Double glazed window. Part tiled walls. Radiator. Inset ceiling spot lights. Coving to ceiling.

Externally

With double gates providing access to a block paved driveway and low maintenance garden to the front aspect. Gated access to the impressive landscape garden to the rear which offers a harmonious blend of natural beauty and modern design. Lush planting beds and a manicured lawn which provides vibrant greenery. There is a good sized block paved primary seating area that offers unobstructed views of the garden's centerpiece. Additional patio/seating spaces are thoughtfully positioned to catch the sun throughout the day, offering perfect spots for relaxation or entertaining.



Workshop

20'9" x 9'9" (6.35 x 2.99)

Electric door. Power and light. Double glazed window and Upvc door to the side aspect.



Approx Gross Internal Area
110 sq m / 1183 sq ft



Ground Floor
Approx 68 sq m / 732 sq ft

First Floor
Approx 42 sq m / 451 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	68	75
(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.