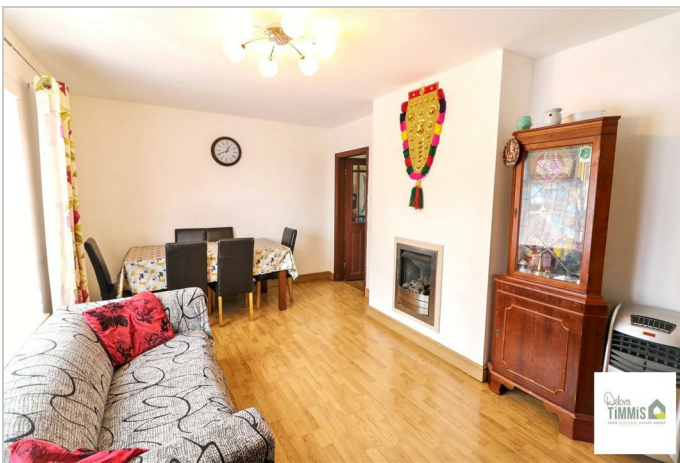


Fitzherbert Road Sneyd Green Stoke-On-Trent ST1 6JA



**Offers In The Region Of £150,000**

What's that knocking noise you hear?  
It's the sound of an opportunity that's very near  
A THREE SEMI HOUSE in SNEYD GREEN that's not to miss  
A property to make your own, wouldn't that be bliss?!  
With a spacious lounge and breakfast kitchen too  
A GOOD SIZE REAR GARDEN that's ready to view  
So to make this house your new home,  
Do not delay, pick up the phone

Perfectly located in Fitzherbert Road in the popular area of Sneyd Green, this spacious semi-detached house presents a wonderful opportunity for those seeking a property to personalise and make their own. The home boasts a well-thought-out layout, featuring an inviting entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining.

The breakfast kitchen is a delightful space, ideal for family meals and casual dining, while a convenient storage room adds to the practicality of the home. With three comfortable bedrooms, this property is well-suited for families or those needing extra space for guests or a home office. The shower room is functional and well-appointed, catering to the needs of modern living.

This residence benefits from double glazing and central heating, ensuring warmth and comfort throughout the year. Outside, you will find off-road parking, a valuable asset in this popular location, along with a rear garden that offers a private outdoor space for leisure and recreation.

Situated within easy reach of local amenities and schools, this property is perfectly positioned for convenience and community living. We highly recommend viewing this delightful home to fully appreciate its potential and charm.

#### Entrance Hall

Upvc door to the front aspect. Radiator. Stairs off to the first floor.

#### Lounge

16'1" x 10'5" (4.92 x 3.18)

Double glazed bow window to the front aspect. Radiator. Wood effect laminate flooring.

#### Breakfast Kitchen

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards

below. One and a half bowl stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Four ring gas hob and built-in oven. Two double glazed windows. Wall mounted gas central heating boiler.

#### Storage Room

Two double glazed windows and Upvc door to the rear aspect.

#### First Floor

##### Landing

Useful storage cupboard. Loft access.

##### Bedroom One

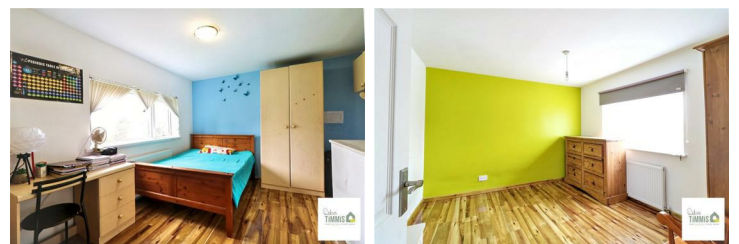
13'9" x 11'5" narrowing to 8'3" (4.20 x 3.49 narrowing to 2.54)

Double glazed window. Radiator.

##### Bedroom Two

10'9" x 10'5" (3.30 x 3.19)

Double glazed window. Radiator.



##### Bedroom Three

10'5" max x 8'6" max (3.18 max x 2.60 max)

Double glazed window. Radiator.

##### Shower Room

7'8" x 5'5" (2.34 x 1.66)

Double glazed window. Suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Mostly tiled walls. Radiator.

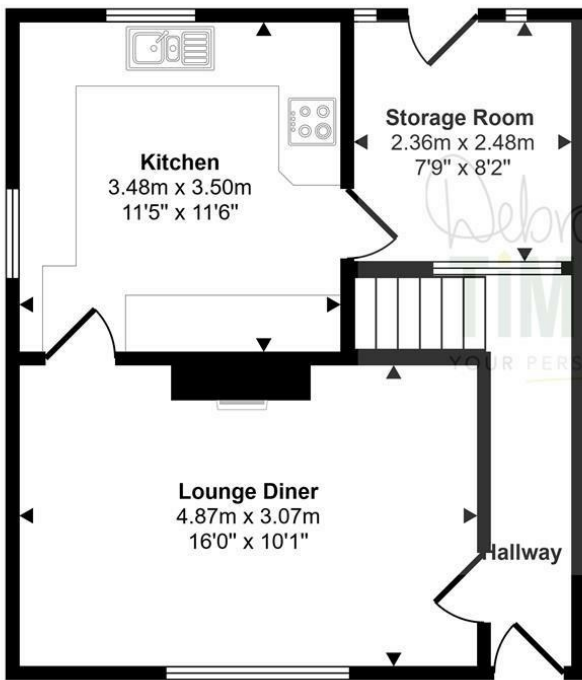


### Externally

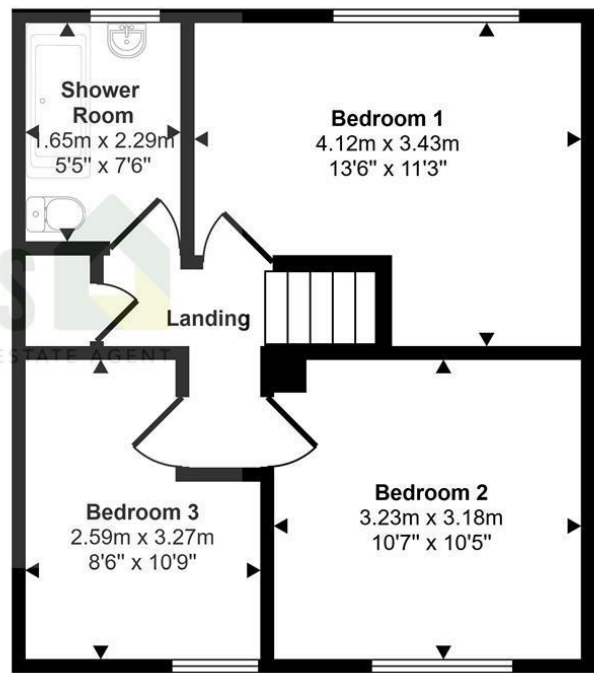
Low maintenance frontage providing off road parking. Side access leading to the rear garden. To the rear there is a patio seating area. Lawn garden.



Approx Gross Internal Area  
80 sq m / 866 sq ft

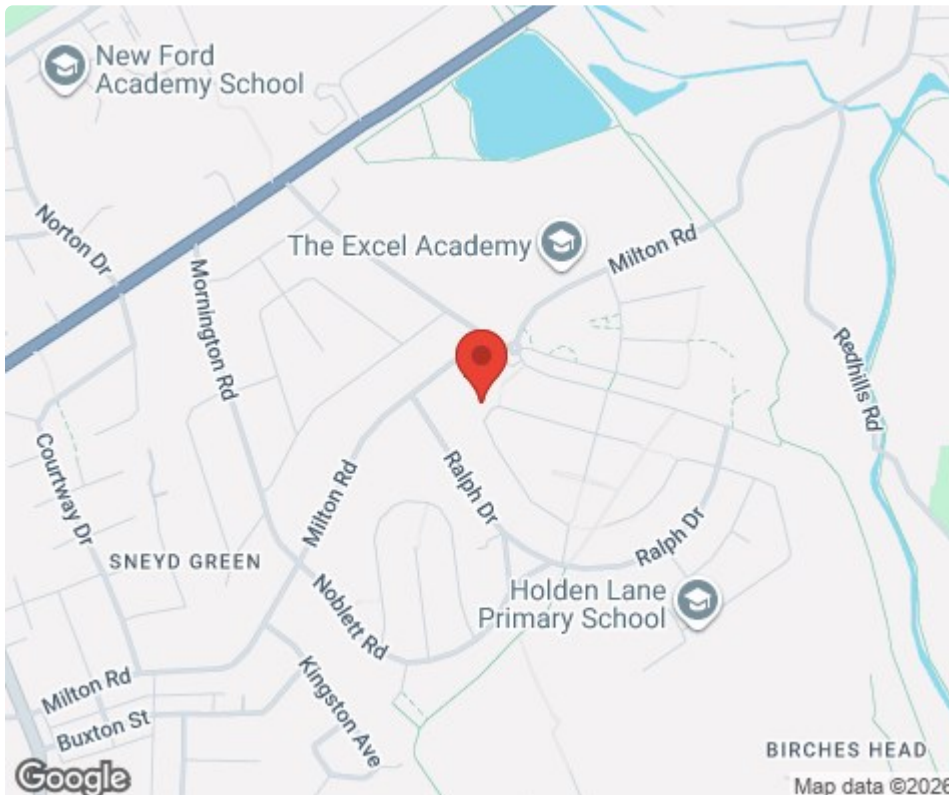


Ground Floor  
Approx 40 sq m / 431 sq ft



First Floor  
Approx 40 sq m / 435 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: A

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>70</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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