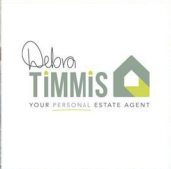


Leek New Road Sneyd Green Stoke-On-Trent ST1 6EJ



**Offers In Excess Of £160,000**

## Leek New Road, Sneyd Green, Stoke-On-Trent, ST1 6EJ

Climb the steps to this property and your own little haven -  
Is a good sized THREE BED family home what you're craving? -  
In popular Sneyd Green we offer you this delight -  
With lounge, dining room, fitted kitchen and conservatory flooded with light -  
There's gardens at the front and rear and off road parking too -  
Is this the perfect home for you? -  
So what are you waiting for, do not delay -  
Call the team at Debra Timmis to arrange your viewing today!

Located on Leek New Road, this charming semi detached house offers a perfect blend of comfort and convenience for families. The property boasts an inviting entrance hall that leads to two spacious reception rooms, including a delightful dining room and a cosy lounge, ideal for both entertaining guests and enjoying family time.

The fitted kitchen is well-equipped, providing ample space for culinary creations, while the adjoining conservatory allows for a bright and airy atmosphere, perfect for relaxation or casual dining. This home features three well-proportioned bedrooms, ensuring plenty of room for family members or guests, along with a family bathroom that caters to all your needs.

The property benefits from double glazing and central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find both front and rear gardens, offering a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the blocked paved pull-in provides convenient off-road parking.

Situated within easy reach of local amenities and schools, this elevated semi-detached house is an excellent choice for families seeking a welcoming community. Viewing is highly recommended to fully appreciate the charm and potential of this delightful home.

### Entrance Hall

Upvc door and double glazed windows to the front aspect. Stairs off to the first floor. Useful storage cupboard housing gas central heating boiler.

### Dining Room

13'9" into box window x 11'2" max (4.20 into box window x 3.41 max)

Double glaze box window to the front aspect. Feature surround housing gas fire. Radiator.

### Lounge

15'10" x 11'1" (4.84 x 3.39)

Feature surround housing gas fire.

### Kitchen

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating cupboards below. One and a half bowl sink with single drainer and mixer tap. Space for cooker and appliances. Plumbing for automatic washing machine. Double glazed window to the

side aspect. Double glazed patio door with access into the conservatory.

### Conservatory

11'5" x 7'8" (3.49 x 2.36)

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



### First Floor

#### Landing

#### Bedroom One

14'2" max x 11'1" into alcove (4.34 max x 3.39 into alcove)

Double glazed window to the front aspect. Radiator.

#### Bedroom Two

12'1" x 11'0" max (3.70 x 3.36 max)

Double glazed window. Radiator. Built-in wardrobe.



### Bedroom Three

7'11" x 6'4" (2.42 x 1.95)

Double glazed window. Radiator.

### Bathroom

8'4" x 6'5" (2.55 x 1.97)

Suite comprises, panel bath with shower attachment, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window. Heated towel rail. Loft access.

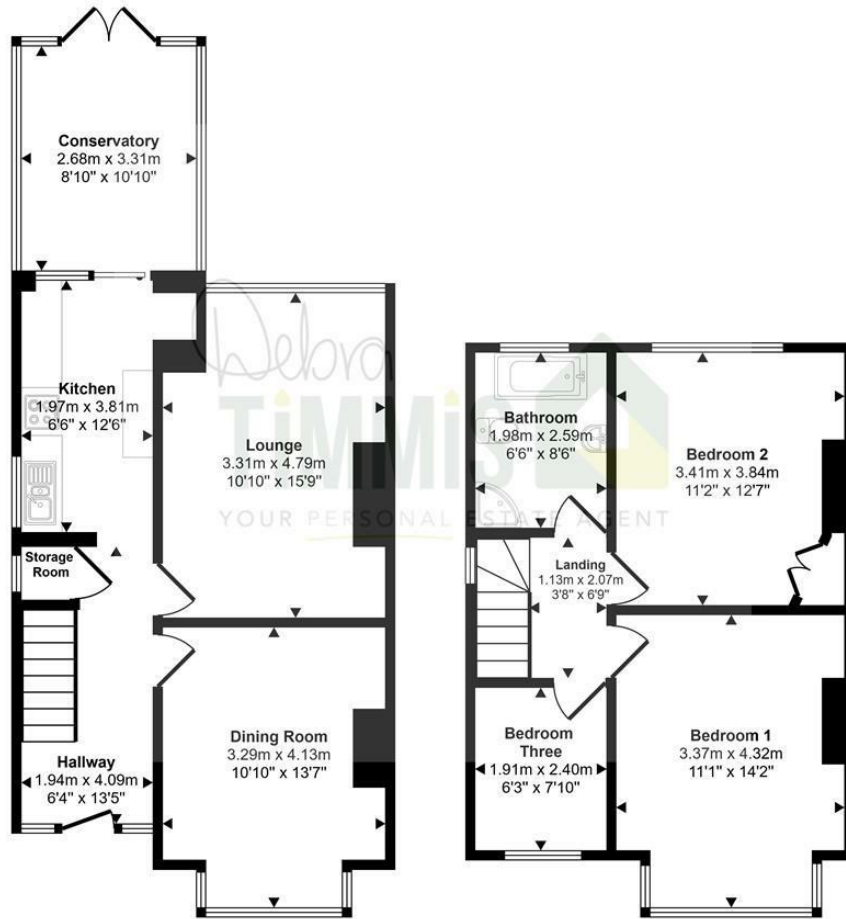


### Externally

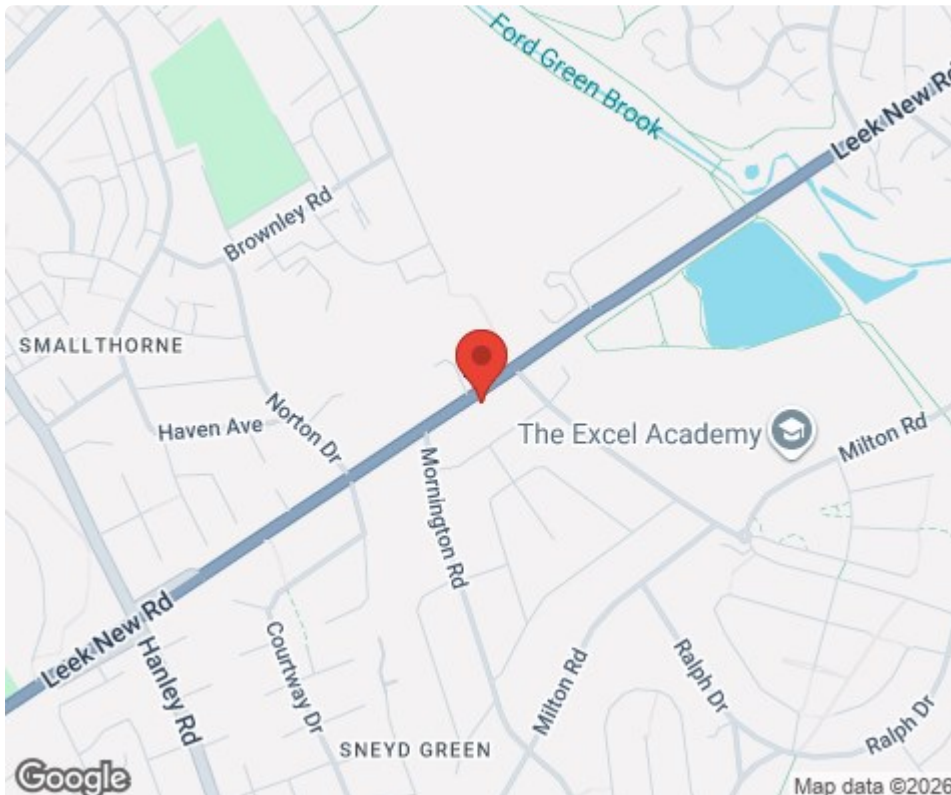
Elevated position with steps leading to the front of the property. There is a block paved pull in to the front aspect. Recess area ideal for wheelie bin storage. Side access to the enclosed rear garden. To the rear aspect there is a lawn garden with planted borders. Decked patio seating area.



Approx Gross Internal Area  
98 sq m / 1058 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:

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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