

Sneyd Street Sneyd Green Stoke-On-Trent ST6 2NW



**Offers In The Region Of £195,000**

## Sneyd Street, Sneyd Green, Stoke-On-Trent, ST6 2NW

Are you looking for a two bed semi in Sneyd Green?  
then we have a property that really needs to be seen,  
Ideal for first time buyers or a family looking for more space,  
inside is tastefully decorated which is sure to suit most tastes,  
There is a garage with office/study attached and driveway with space for car,  
no need to worry about having to park far,  
A large kitchen/diner and lounge can be found just off the hall,  
Its lovely and spacious with plenty of room for all,  
Im sure you'll agree this property is outstanding,  
So do not delay book a viewing today!

Great opportunity if you are looking for a property on Sneyd Street, this immaculately presented extended semi-detached house offers a perfect blend of comfort and modern living. The property boasts a welcoming entrance hallway that leads into a spacious lounge, ideal for relaxation and entertaining. The stunning fitted kitchen/diner is a true highlight, featuring a stylish breakfast island that invites family gatherings and casual dining.

Upstairs, you will find two well-proportioned bedrooms, providing ample space for rest and personalisation. The modern shower room on this floor adds a touch of luxury and convenience to daily routines. The house benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year.

Outside, the delightful gardens offer a serene space for outdoor enjoyment, while the drive and garage provide practical solutions for parking and storage. Located in a popular area, this home is conveniently close to local amenities and schools, making it an excellent choice for families and professionals alike.

With no upward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the quality and charm this home has to offer. Don't miss the opportunity to secure this lovely residence in a sought-after location.

### Entrance Hall

Stairs off to the first floor. Radiator.

### Lounge

13'5" x 12'3" (4.10 x 3.74)

Double glazed window to the front aspect. Feature surround, Radiator. Double doors with access into the breakfast kitchen.

### Kitchen/Diner

20'2" x 15'8" narrowing to 14'7" (6.16 x 4.78 narrowing to 4.45 )

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Space for rangemaster cooker. Extractor hood. Integrated dishwasher. Breakfast Island with cupboards and drawers below. Stainless steel sink

with single drainer and mixer tap. Two double glazed windows. Double glazed French doors with access into the rear garden. Side door access. Useful storage cupboard housing gas central heating boiler. Space for dining table.



### First Floor

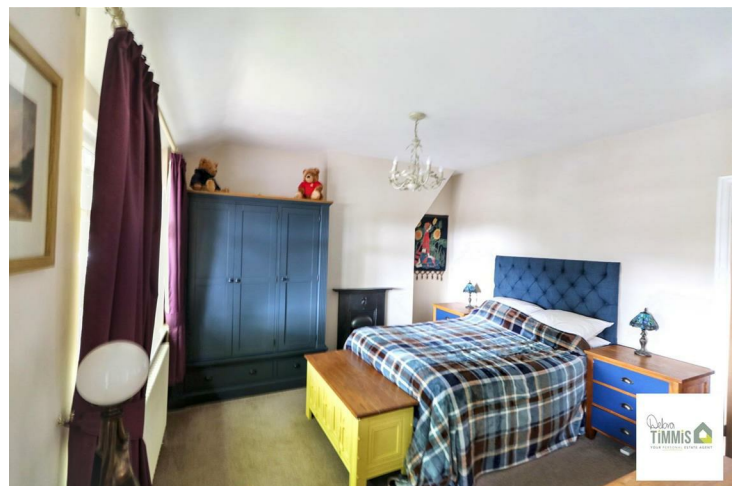
#### Landing

Loft access. Double glazed window to the side aspect.

#### Bedroom One

15'8" max narrowing to 12'4" x 11'8" (4.79 max narrowing to 3.77 x 3.58)

Two double glazed windows to the front aspect. Radiator.



#### Bedroom Two

12'0" x 8'11" (3.67 x 2.73)

Double glazed window to the rear aspect. Radiator.

#### Shower Room

8'9" x 6'3" (2.67 x 1.93)

Modern suite comprises, shower cubicle housing mains

shower with waterfall shower head, pedestal wash hand basin and low level WC, Part tiled walls. Double glazed window.



#### **Garage/Workshop**

15'3" x 9'2" (4.66 x 2.80)

With power and light. Access to the office/music room.

#### **Attached Office/Music Room**

8'10" x 8'3" (2.71 x 2.52)

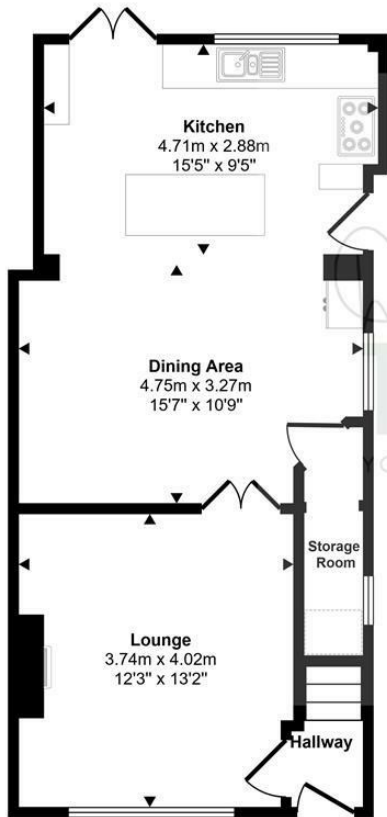
Double glazed window. Power and light.

#### **Externally**

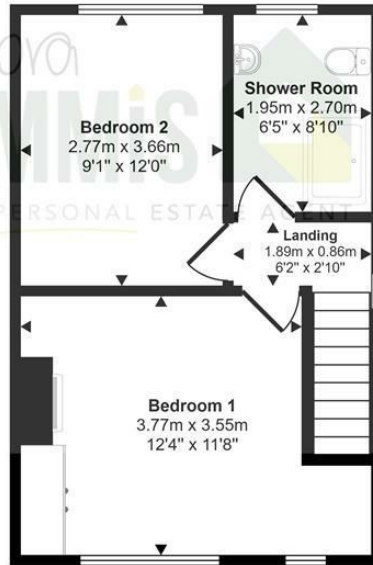
The property is approached via a block paved driveway that extends to the side of the property and leads to the detached single garage. The access to the garage is suitable for a smaller width vehicle. The front garden is landscaped to create an attractive low maintenance garden planted with mature shrubs. Enclosed rear garden with a block paved patio seating area. Delightful landscaped garden with well stocked planted borders. Slightly elevated decked seating area.



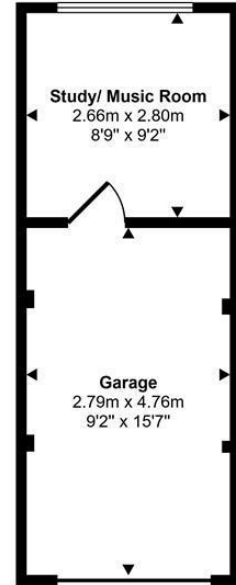
Approx Gross Internal Area  
106 sq m / 1138 sq ft



Ground Floor  
Approx 49 sq m / 531 sq ft



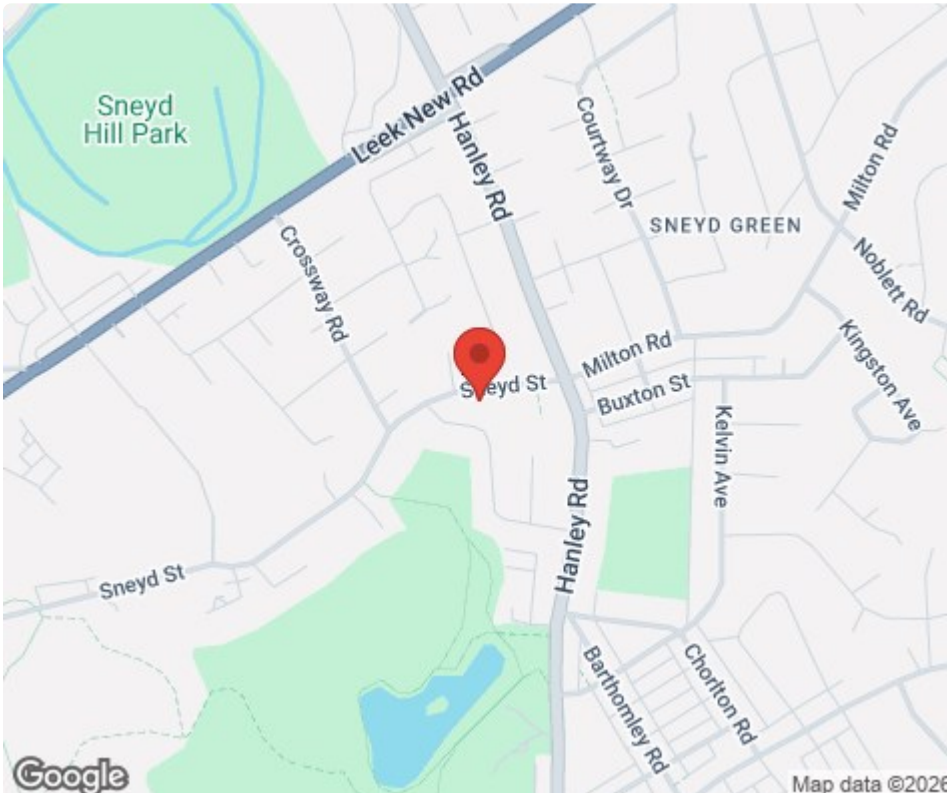
First Floor  
Approx 35 sq m / 381 sq ft



Garage  
Approx 21 sq m / 226 sq ft

Denotes head height below 1.5m

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>	69	76
(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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