



Arkwright Grove, Sneyd Green, Stoke-on-Trent
Guide price £115,000



Freehold | EPC rating: D

- No Chain Sale
- Off Road Parking
- Popular neighbourhood

- Three Double Bedrooms
- Conservatory, Utility and ground floor WC

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Property is personal

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Description

*****NO CHAIN SALE***** Belvoir have the privilege of bringing to you this absolute gem of property. This **3 DOUBLE BEDROOM** semi detached house can be found in the **POPULAR** residential area of **SNEYD GREEN**. A 3 minute walk from **The Excel Academy**, an 8 minute walk from **Holden Lane Primary school** and only a hop, skip and jump from the nearest supermarket and transport links.

When it comes to space you could not want for more. Comprising a lounge, conservatory, kitchen diner, utility and WC to the ground floor and three double bedrooms and a four piece family bathroom to the upper floor.

With a bit of a polish this diamond would make a stunning family home while also being prime rental material.

The possibilities are endless with this property too from extending the off road parking to converting the roof space (subject to the relevant permissions) all while retaining good sized and enjoyable outdoor space.

Please see our 360 virtual tour and call to book an in person viewing.

Council tax band: A (Stoke on Trent City Council), **Tenure:** Freehold, **EPC Rating:** D

Photographs



Rooms

To the front of the property you'll find a low maintenance gravel garden with slab footpath and driveway. Timber fences to the front and both sides and timber gates to the footpath and driveway.

Hallway - 1.79 x 0.94m

Enter the hallway via the part glazed door with a canopy over and find access to the living room and stairs. Finished with laminate flooring underfoot, light coloured paintwork.

Living Room - 3.20 x 5.96m

A lovely, bright living room greets you next with a window to the front and sliding patio doors to the rear flooding the room with light. Find also a fireplace and feature wall, laminate flooring and light decoration.

Conservatory - 3.41 x 3.64m

Perfectly complimenting the property and providing sheltered enjoyment of the outside space. With frosted glazing to one side for privacy and a roof light for temperature control the conservatory also provides access to the rear garden.

Kitchen Diner - 3.52 x 3.44m

Through now into the kitchen, a well equipped room but with plenty of space for a table and chairs. The kitchen comprises ample wall and base units with work surfaces over. You'll find a built in cooker, hob and extractor hood, a stainless steel sink and drainer and a built in dishwasher. Windows to the side and rear keep the room nice and bright while light painted walls, tiled splashbacks and a tiled floor finish the room.

Utility - 1.48 x 2.39m

Ideally located off the kitchen yet with its own external door to the side of the property, the utility is the perfect laundry room and even a cloak room should you wish. With ample space for appliances and for storage of coats and shoes.

Ground Floor WC - .94 x 1.27m

For additional convenience particularly in a busy family home the ground floor WC comprises a dual flush toilet and a wall mounted hand basin in white.

Stairs and Landing - 2.56 x 1.14m

Up the stairs to the first floor landing providing access to the three bedrooms and family bathroom. You will also find ladder access to the loft room.

Bedroom 1 - 3.55 x 2.97m

To the left of the staircase and overlooking the front of the property the first of the double bedrooms offers ample space for a double bed, bedside table, wardrobes and drawers. Currently finished with pink painted walls, a papered feature wall and laminate flooring underfoot the perfectly habitable space could be moved right into.

Bedroom 2 - 3.21 x 3.28m

The second bedroom to the right of the stairs and also overlooking the front of the property is the largest of the bedrooms. Finished in neutral colours with a delicate feature wall and luxurious wood effect flooring this room would make for a beautiful master bedroom. A good square room lending itself to various furniture and layout options the space could easily house a King-size bed, bedside tables, wardrobes, drawers even a dresser perhaps.

Bedroom 3 - 3.21 x 2.64m

The third bedroom is another good sized room this time overlooking the rear aspect. If you need another double room you have one right here with room still for a wardrobe and drawers. Similar in shape and size to the first bedroom and with laminate flooring underfoot, this one finished in light painted walls with a modern feature wall paper.

Bathroom - 3.53 x 1.76m

The bathroom comprises a white four piece suite including a bath, vanity hand basin, a dual flush toilet and a shower, enclosure and tray. There are built in shelves too, perfect for storing towels and toiletries which could easily be enclosed should you prefer. Frosted glazing to the window, light painted walls and tile splashbacks to the bath, shower and handbasin finish the room.

Loft room - 5.23 x 2.84m

Offering an abundance of possibilities for storage or conversion the loft space has already been boarded out and fitted with a roof light. Subject to appropriate permissions and approvals this really could be a beautiful additional bedroom or study.

To the rear of the property you can enjoy a paved patio adjacent to the conservatory, a lawn garden with various plants and trees then a further paved patio with a large shed/workshop.

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 100 Mbps upload speed with Virgin Media, VX Fibre and Openreach and the mobile checker shows likely network with major mobile phone providers EE, Three and 02.

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The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

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