

## 258 Leek New Road, Sneyd Green, Stoke-On-Trent, Staffs, ST1 6XH



**Freehold £179,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this smartly presented and up to date semi detached home situated in this ever popular and convenient Sneyd Green location which provides ease of access to local shops, schools and amenities. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, downstairs WC, spacious lounge, open plan fitted kitchen / dining room and to the first floor are three bedrooms along with an en-suite shower room and first floor bathroom. Externally the property offers gardens to both front and rear along with off road parking. Viewing Of This Home Is A Must !

### ENTRANCE HALL

With composite frosted double glazed front access door, artex to ceiling, pendant light fitting, panelled radiator, vinyl cushion flooring and doors to rooms including;



### DOWNSTAIRS WC 1.52m x 0.86m (5'0" x 2'10")

With Upvc double glazed frosted window to side, artex to ceiling, pendant light fitting, panelled radiator, a white suite comprising of low level WC, wall mounted sink unit with ceramic splashback tiling and vinyl cushion flooring.



**LOUNGE 4.98m x 3.43m (16'4" x 11'3")**

With Upvc double glazed half bay window to front with inset blinds, artex to ceiling, coving, two pendant light fittings, built in feature media wall with modern electric focal fire, wall mounted thermostat, Virgin Media connection point (Subject to usual transfer regulations), two panelled radiators, power points, stairs to first floor landing and door leads off to;



**FITTED KITCHEN / DINING ROOM 4.32m x 2.69m (14'2" X 8'10")**

With Upvc double glazed window to rear with inset blinds, Upvc double glazed double patio doors to rear with inset blinds, six LED spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in oak effect with built in porcelain sink unit with mixer tap above, plumbing for automatic washing machine, built in Neff ceramic gas hob unit with Bosch fan assisted oven beneath plus extractor hood above, modern wood effect flooring, modern double vertical radiator, extractor fan, power points and a built in boiler cupboard housing a Main eco company combination boiler providing the domestic hot water and central heating systems.



**FIRST FLOOR LANDING**

With Upvc double glazed frosted window to side, access to loft space, pendant light fitting, power point, door to built in airing cupboard and doors to rooms including;





**BEDROOM ONE (FRONT) 3.28m x 3.18m (10'9" x 10'5")**

With Upvc double glazed bow window to front, artex to ceiling, pendant light fitting, panelled radiator, TV aerial connection point, power points and access leads off to;



**EN-SUITE SHOWER ROOM 2.26m into shower x 1.12m (7'5" into shower x 3'8")**

With two spotlight fittings, extractor fan, vertical chrome towel radiator, fully tiled in modern grey wall ceramics, a built in suite comprising of built in dual flush WC, vanity sink unit with monobloc chrome mixer tap above, shower compartment with thermostatic direct flow shower plus separate hair attachment and slate effect laminate flooring.



**BEDROOM TWO (REAR) 2.29m x 2.31m (7'6" x 7'7")**

With Upvc double glazed window to rear, pendant light fitting, artex to ceiling, panelled radiator and power points.



### **BEDROOM THREE (FRONT) 2.31m x 1.91m (7'7" x 6'3")**

With Upvc double glazed window to front, artex to ceiling, four lamp light fitting, panelled radiator, TV aerial lead and power points.



### **FIRST FLOOR BATHROOM 1.93m x 1.70m (6'4" x 5'7")**

With Upvc double glazed frosted window to rear, artex to ceiling, pendant light fitting, ceramic half wall tiling, a white suite comprising of low level dual flush WC, pedestal sink unit and a panelled bath unit with monobloc chrome mixer tap with shower attachment.



### **EXTERNALLY**

#### **FORE GARDEN**

With lawn section to front, paved pathways lead up to the front of the property and a timber gate provides access alongside the property to;

## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with metal railings, double metal gates provide vehicular access to the rear of the property, a tarmac driveway provides ample off road parking, a timber decked area provides patio and sitting space plus a lawn section with shrubs to borders.



## COUNCIL TAX

Band 'C' amount payable to City of Stoke On Trent Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

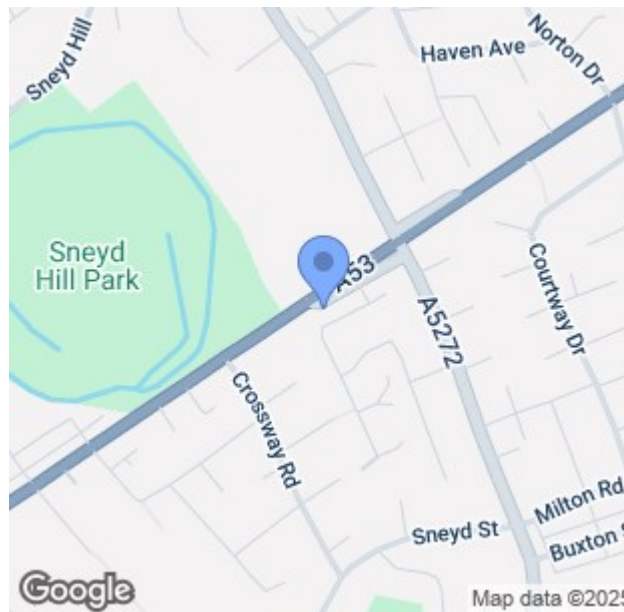
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm



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