

**Burton Crescent Sneyd Green Stoke-On-Trent ST1 6BT**



**Offers In Excess Of £190,000**

## Burton Crescent, Sneyd Green, Stoke-On-Trent, ST1 6BT

If Sneyd Green is the place you want to be -  
Then be sure to be quick, this property you really must see! -  
A spacious extended semi, a wonderful family home -  
With plenty of space upstairs and downstairs to roam -  
There's THREE BEDROOMS plus bathroom-  
A modern kitchen, dining room and large lounge to fill you with glee -  
With gardens front and back and a garage/workshop too -  
Do not delay, call us now to view!

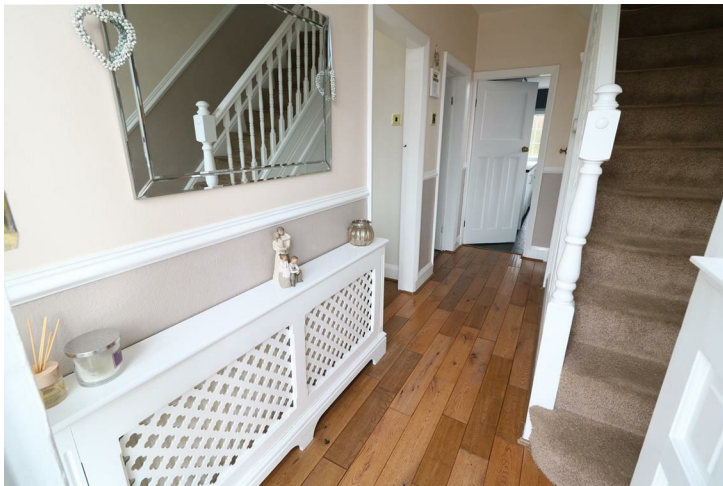
We're excited and delighted to bring to the market a property that we know will be extremely popular. Located in Sneyd Green, this THREE BEDROOM extended semi detached house is a fantastic family home. Offering THREE bedroom, plus a modern bathroom, whilst the ground floor offers, entrance porch, SPACIOUS hallway, dining room, lounge and beautifully presented fitted kitchen. There is ample space for a family throughout this property. Externally, there are gardens at the front and rear, and garage sized workshop/store. It's great location close to local amenities and in walking distance to local schools. This property sure does tick a lot of boxes but needs to be seen to be truly appreciated, so don't delay, call us to arrange your viewing before it's too late!

### Entrance Porch

Upvc French double doors with access into the hallway.

### Entrance Hall

With stairs off to the first floor. Useful storage cupboard with double glazed window to the side. Radiator. Wood flooring.



### Dining Room

12'13"10" into bay x 11'6" into alcove (370 into bay x 3.53 into alcove)

Double glazed bay window to the front aspect. Radiator. Cast iron feature surround. Built-in shelving and built-in cupboard.

### Lounge

19'11" x 11'6" (6.08 x 3.52)

Spacious lounge with wall mounted electric fire. Double glazed windows. French doors with access into the rear garden.

### Kitchen

15'10" x 6'2" (4.85 x 1.90)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl single drainer, mixer tap. Part tiled splash backs. Four ring gas hob and built-in oven. Integral dishwasher. Worcester gas central heating boiler. Radiator. Two double glazed windows. Upvc door. Tiled floor. Radiator.



### First Floor

### Landing

Double glazed window.



### Bedroom One

12'9" into bay x 11'6" (3.90 into bay x 3.53 )

Double glazed bay window. Radiator.



### Bathroom

7'10" x 6'0" (2.39 x 1.85)

White suite comprises, panelled bath with mains shower over, vanity wash hand basin and low level WC. Tiled walls and tiled floor. Radiator. Double glazed window.

### Externally

To the front aspect the garden area is laid to lawn. Driveway providing ample off road parking. Narrow width access for a smaller vehicle to the garage/workshop. Generous sized rear garden with patio/seating area. Lawn garden having well stocked borders.

### Bedroom Two

12'5" x 11'6" (3.81 x 3.52)

Double glazed window. Radiator.

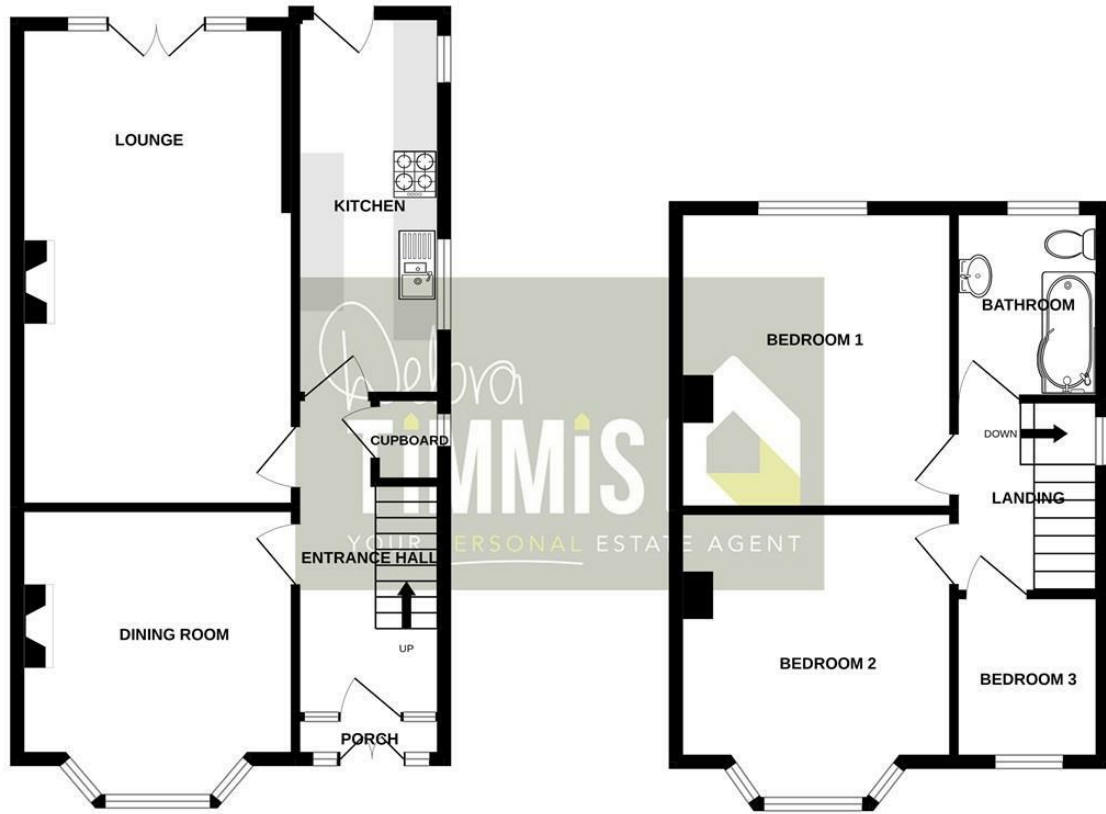
### Bedroom Three

6'10" x 6'2" (2.09 x 1.90)

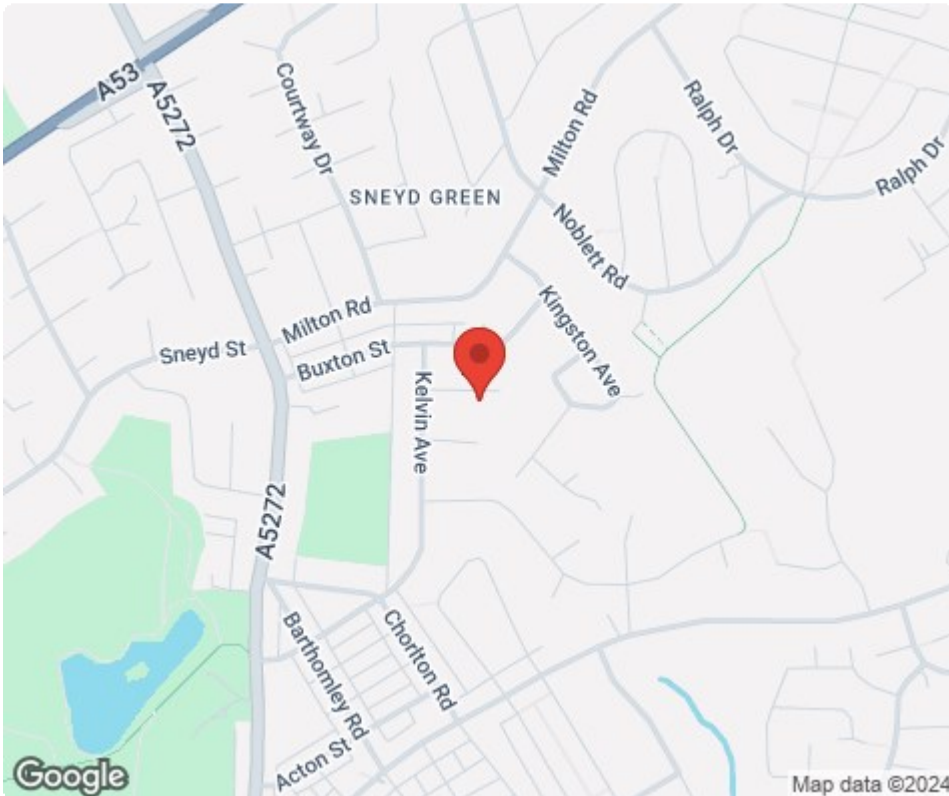
Double glazed window. Radiator.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	65	
(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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