

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



Offers In Excess Of £245,000

Sneyd Street, Sneyd Green, Stoke-On-Trent, ST6 2NP

An idyllic home in an popular location -
A welcoming cottage offering cosy accommodation -
Full of character and original features galore -
This is a beautiful property that you will adore -
With two gorgeous reception rooms and a country style breakfast kitchen -
As soon as you see this home you'll want to move in! -
So call us today and arrange to take a look -
The number you need is 01782 538008 to book!

Formally known as "The Old King & Queen Public House this characterful property is now a much loved family home. This delightful cottage is steeped in history and offers a unique blend of character and modern comfort. As you step into the property, you are greeted by an inviting entrance hall that leads to two cosy reception rooms - a lounge and a dining room. The layout of this cottage is perfect for entertaining guests or simply relaxing with your loved ones. The property boasts a well-equipped breakfast kitchen, ideal for whipping up delicious meals, along with a convenient utility room and a WC for added convenience. Upstairs, you will find three lovely bedrooms where you can unwind after a long day, as well as a family bathroom for your comfort and convenience.

Outside, the established gardens provide a tranquil retreat where you can enjoy the beauty of nature. The property also features a driveway, ensuring parking is never a hassle. Don't miss the opportunity to make this charming cottage your new home. Embrace the history, character, and warmth that this property exudes. Contact us today to arrange a viewing and take the first step towards creating your own memories in this wonderful abode on Sneyd Street.

Entrance Hall

Welcomed by the composite door to the front aspect. Laminate flooring. Radiator. Useful storage cupboard.

Dining Room

14'10" x 11'3" into alcove (4.53 x 3.45 into alcove)

Double glazed window. Feature fireplace housing electric fire.

Lounge

14'3" x 9'11" into alcove (4.36 x 3.03 into alcove)

Double glazed window. Feature surround, inset and hearth housing electric fire. Radiator.

Breakfast Kitchen

15'7" x 9'9" (4.76 x 2.98)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integrated fridge/freezer. Four ring gas hob and built-in oven. One and a half bowl sink with single drainer and mixer tap. Part tiled splash backs. Space for breakfast table.



Lobby

Upvc door to the rear aspect. Radiator.

Separate WC

6'2" x 3'1" (1.88 x 0.95)

Low level WC. Radiator. Extractor fan.

Utility Room

7'4" x 7'2" (2.26 x 2.20)

Double glazed window. Worktop with space underneath for appliances. Plumbing for automatic washing machine.

First Floor

Landing

Cupboard housing gas central heating boiler.

Bedroom One

15'4" x 14'5" (4.68 x 4.40)

Double glazed window. Radiator.



Bedroom Two

14'11" x 13'5" (4.56 x 4.09)

Double glazed window. Radiator.

Bedroom Three

11'5" x 10'7" into robe (3.48 x 3.23 into robe)

Double glazed window. Radiator. Built-in wardrobes.



Bathroom

11'6" x 9'4" (3.53 x 2.87)

Suite comprises, corner bath with shower attachment, double shower cubicle housing Mira shower, bidet, pedestal wash hand basin and low level WC. Double glazed window. Inset ceiling spot lights.



Externally

To the front there is a lawn garden with planted borders. Driveway providing ample off road parking. Attached store/garage suitable for a small vehicle only. Enclosed rear garden with patio seating area. Lawn garden. Maturing trees and well stocked borders.

Attached Store/Garage

13'10" x 7'1" (4.22 x 2.17)

With up and over door. Power and light. Personal door with access into the rear garden. (Only suitable for a small car).



Approx Gross Internal Area
148 sq m / 1589 sq ft



Ground Floor
Approx 74 sq m / 798 sq ft



First Floor
Approx 73 sq m / 791 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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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