

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



**Offers In Excess Of £275,000**

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

If a Extended family home is what you desire -  
This beautiful HOME, I guarantee you will admire! -  
With THREE BEDROOMS, and lovely bathroom -  
Plus sitting room, stylish breakfast kitchen and open plan lounge/ dining room-  
If that's not enough, there's a large conservatory, garden room and shower room too -  
Plenty of space for everyone all the way through! -  
Off road parking and generous garden to complete -  
Guaranteed to be popular, do not delay, -  
Call DEBRA TIMMIS and arrange to view today!

Nestled in the charming area of Burton Crescent, Sneyd Green, this deceptively spacious extended detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy sitting room, perfect for relaxation. The generous lounge/diner provides an ideal setting for entertaining guests or enjoying family meals. The breakfast kitchen is both functional and inviting, while the adjacent lobby and shower room add to the convenience of this home.

One of the standout features of this property is the delightful conservatory, which seamlessly connects to the garden room/utility area, offering additional space for hobbies or storage. The generous garden plot is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The family bathroom is well-appointed, serving the three bedrooms comfortably. This home also benefits from ample parking and garages, ensuring that you will never be short of space for vehicles or storage.

Importantly, there is no upward chain, making the purchasing process straightforward and hassle-free. We highly recommend viewing this property to fully appreciate its size, layout, and potential. This delightful home is ready to welcome its new owners and create lasting memories.

### Entrance Hall

Composite door to the front aspect. Radiator. Useful storage cupboard. Stairs off to the first floor.

### Sitting Room

12'6" into bay x 11'5" (3.83 into bay x 3.48)

Double glazed bay window to the front aspect. Radiator. Fitted shelving.

### Lounge/Dining Room

27'11" x 11'3" (8.51 x 3.45)

Feature surround inset and hearth housing electric fire. Leaded/stained glass window to the side aspect. Radiator. Double glazed patio door with access into the conservatory.

### Conservatory

11'3" x 11'0" (3.44 x 3.36)

Double glazed windows and double glazed French doors with access to the rear garden. Radiator. Access into the garden room/utility.



### Breakfast Kitchen

16'7" x 10'4" (5.07 x 3.17)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating units and drawers. Integrated appliances include, dishwasher, fridge, microwave, built-in oven, gas hob and extractor hood. Breakfast Island with units below and integral freezer. Inset sink with single drainer, mixer tap. Two double glazed windows. Radiator. Inset ceiling spot lights

### Inner Hallway

With access to the shower room.

### Shower Room

6'9" x 5'11" (2.06 x 1.82)

Modern suite comprises, walk-in shower cubicle housing shower, vanity wash hand basin and low level WC. Tiled walls and floor. Heated towel rail. Inset ceiling spot lights



### Bedroom Three

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

Double glazed window. Radiator.

### Bathroom

7'9" x 6'1" (2.38 x 1.86)

Modern suite comprises, free standing bath, mixer tap and shower attachment, wash hand basin and low level WC. Tiled walls and floor. Double glazed window.

### Externally

Boasting a generous plot. To the front aspect there is paved frontage and driveway. Access to the garages. To the side aspect there is a lawn garden. Generous sized rear garden with patio/seating area. Well stocked feature garden with maturing shrubs/tree's.

### Garden Room/Utility

11'0" x 6'11" (3.37 x 2.11)

Double glazed windows and door. Tiled floor. Wall mounted gas central heating boiler.

### First Floor

#### Landing

Leaded/stained glass window to the side aspect.

#### Bedroom One

13'4" into bay x 11'4" (4.08 into bay x 3.47)

Double glazed bay window to the front aspect. Radiator.

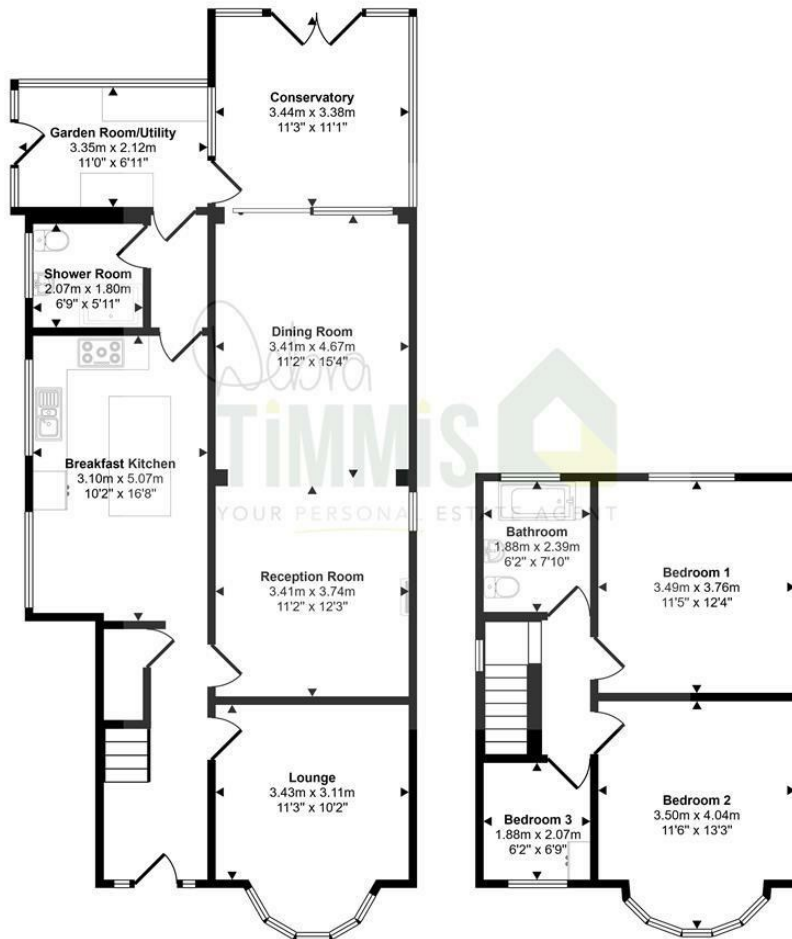
#### Bedroom Two

12'5" x 11'4" (3.80 x 3.47)

Double glazed window. Radiator.



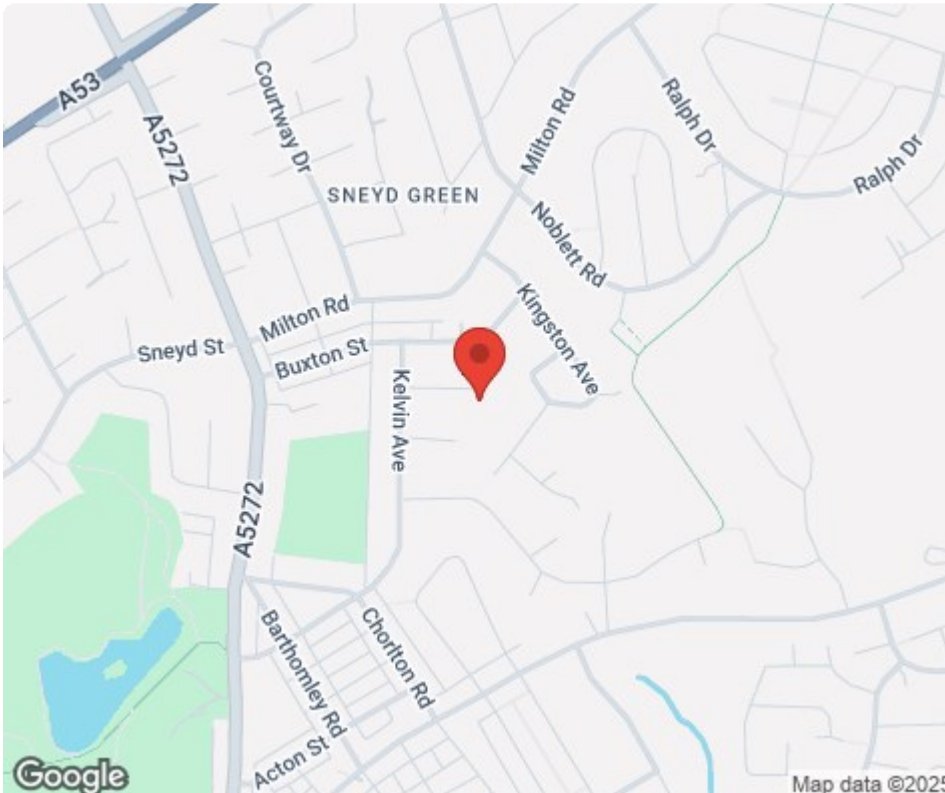
Approx Gross Internal Area  
135 sq m / 1457 sq ft



Ground Floor  
Approx 94 sq m / 1017 sq ft

First Floor  
Approx 41 sq m / 441 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	50	
(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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