



Milton Road | Sneyd Green | Stoke-on-Trent | ST1 6HD

£395,000

This very well presented and deceptively spacious detached family home occupies a large plot with a substantial outbuilding offering the potential for commercial usage (subject to necessary planning consent)

The property is conveniently situated within easy reach of local amenities, schools, commuter and transport networks. The accommodation comprises, Ground floor, entrance porch, hallway, lobby, utility, dining room, lounge, conservatory, fitted breakfast kitchen, study/bedroom six and a bathroom. First Floor, master bedroom with en-suite, bedroom two with walk in dressing room, three further bedrooms and a family bathroom. Gas central heating, double glazing, driveway providing ample parking for several vehicles and attractive, well maintained enclosed garden to the rear.

No upward chain, viewings are strongly recommended.



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Externally there is a spacious driveway providing ample parking for several vehicles, large outbuilding/garage and an attractive, well maintained enclosed garden to the rear. No upward chain, viewings are strongly recommended.

ENTRANCE PORCH

Double glazed entrance door and windows to the front and side elevations, coving to the ceiling and a tiled floor.

HALLWAY

Entrance door and windows to the front elevation, wood effect laminate flooring, radiator, coving to the ceiling, staircase to the first floor and under stairs storage cupboard.

LOBBY

10' 10" x 10' 8" (3.3m x 3.25m) Fitted with a range of base, wall and display units, inset belfast sink with mixer tap, wood effect laminate flooring, radiator, coving to the ceiling and double glazed window to the side elevation.

UTILITY AREA

Plumbing for a washing machine, coving to the ceiling and door leading to the conservatory.

DINING ROOM

11' 11" x 11' (3.63m x 3.35m) Wood effect laminate flooring, radiator, coving to the ceiling, double glazed window to the front elevation and archway leading to the lounge.

LOUNGE

16' 3" x 12' (4.95m x 3.66m) Coal effect gas fire with feature hearth and surround, wood effect laminate flooring, radiator, coving to the ceiling, television point, double glazed french patio doors and windows leading to the conservatory.

CONSERVATORY

14' 6" x 12' 10" (4.42m x 3.91m) Wall mounted electric fire, electric wall heaters, wood effect laminate flooring, double glazed windows and patio doors leading to the rear garden.

BREAKFAST KITCHEN

17' 6" x 10' 6" (5.33m x 3.2m) Fitted with an extensive range of base and wall units, granite work surfaces incorporating inset one and a half bowl stainless steel sink with mixer tap. Built in electric double oven, microwave, five ring gas hob and stainless steel extractor hood. Integral dishwasher, part tiled walls, wall mounted electric fire, double glazed windows and french patio doors leading to the rear garden.

INNER HALLWAY

Fitted base and wall units, tiled floor.

STUDY / BEDROOM SIX

11' 1" x 9' 11" (3.38m x 3.02m) Fitted with an extensive range of wardrobes and desk, wood effect laminate flooring, radiator and double glazed window to the front elevation.

BATHROOM

7' 8" x 6' 8" (2.34m x 2.03m) Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Heated towel rail, coving to the ceiling, tiled floor, part tiled walls and double glazed window to the front elevation.

FIRST FLOOR LANDING

Wood effect laminate flooring, radiator, coving to the ceiling, double glazed windows to both side elevations.

MASTER BEDROOM

11' 1" x 10' (extending to 17' 4") (3.38m x 3.05m) Fitted with an extensive range of wardrobes, dressing table, bedside cabinets and wall mounted cupboards extending over bed space. Wood effect laminate flooring, radiator, coving to the ceiling and double glazed window to the front elevation.

ENSUITE

Three piece suite comprising shower cubicle, vanity wash hand basin and low level w/c. Radiator, tiled walls and floor, coving to the ceiling and double glazed window to the front elevation.

BEDROOM TWO

12' x 10' 11" (3.66m x 3.33m) wood effect laminate flooring, radiator and double glazed window to the front elevation.

WALK IN DRESSING ROOM

Fitted wardrobes, radiator, wood effect laminate flooring and double glazed window to the front elevation.

BEDROOM THREE

12' 1" x 8' 9" (3.68m x 2.67m) Fitted wardrobes, dressing table and wall mounted cupboards extending over bed space, radiator, coving to the ceiling and double glazed window to the rear elevation.

BEDROOM FOUR

10' 10" x 8' 5" (3.3m x 2.57m) Fitted with an extensive range of wardrobes, dressing table and chest of drawers. Wood effect laminate flooring, radiator, coving to the ceiling and double glazed window to the rear elevation.

BEDROOM FIVE

7' 9" x 6' 1" (2.36m x 1.85m) Fitted wardrobes, wood effect laminate flooring, radiator, loft access and double glazed window to the rear elevation.

FAMILY BATHROOM

7' 8" x 6' 7" (2.34m x 2.01m) Three piece suite comprising roll top bath, pedestal wash hand basin and low level w/c. Heated towel rail, wood effect laminate flooring, coving to the ceiling, loft access and double glazed window to the rear elevation.

EXTERIOR

To the front of the property there is a spacious tarmac driveway providing ample parking for several vehicles, extending to the side and leading to the garage/outbuilding. To the rear of the property there is a paved patio with steps leading to a beautiful well maintained enclosed garden, mainly laid to lawn with feature gravel borders incorporating various mature trees, plants and shrubs. There is an additional gravel patio and greenhouse and storage shed to the side.

DETACHED GARAGE / OUTBUILDING

MAIN AREA

33' 5" (max) x 29' 10" (max) (10.19m x 9.09m) Access via remote roller door, doors leading to rooms 1 & 2 and staircase leading to mezzanine floor.

ROOM ONE

12' 1" x 9' 4" (3.68m x 2.84m) Fitted base and wall units, entrance door to the front elevation.

ROOM TWO

23' 3" x 14' 3" (max) (7.09m x 4.34m) Windows to the front and side elevations, entrance door to the side elevation.

SEPERATE W/C

Low level w/c, stainless steel sink and drainer unit.

MEZZANINE FLOOR

32' 4" (into eaves) x 28' 7" (into eaves) (9.86m x 8.71m) Providing useful storage space.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.





Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

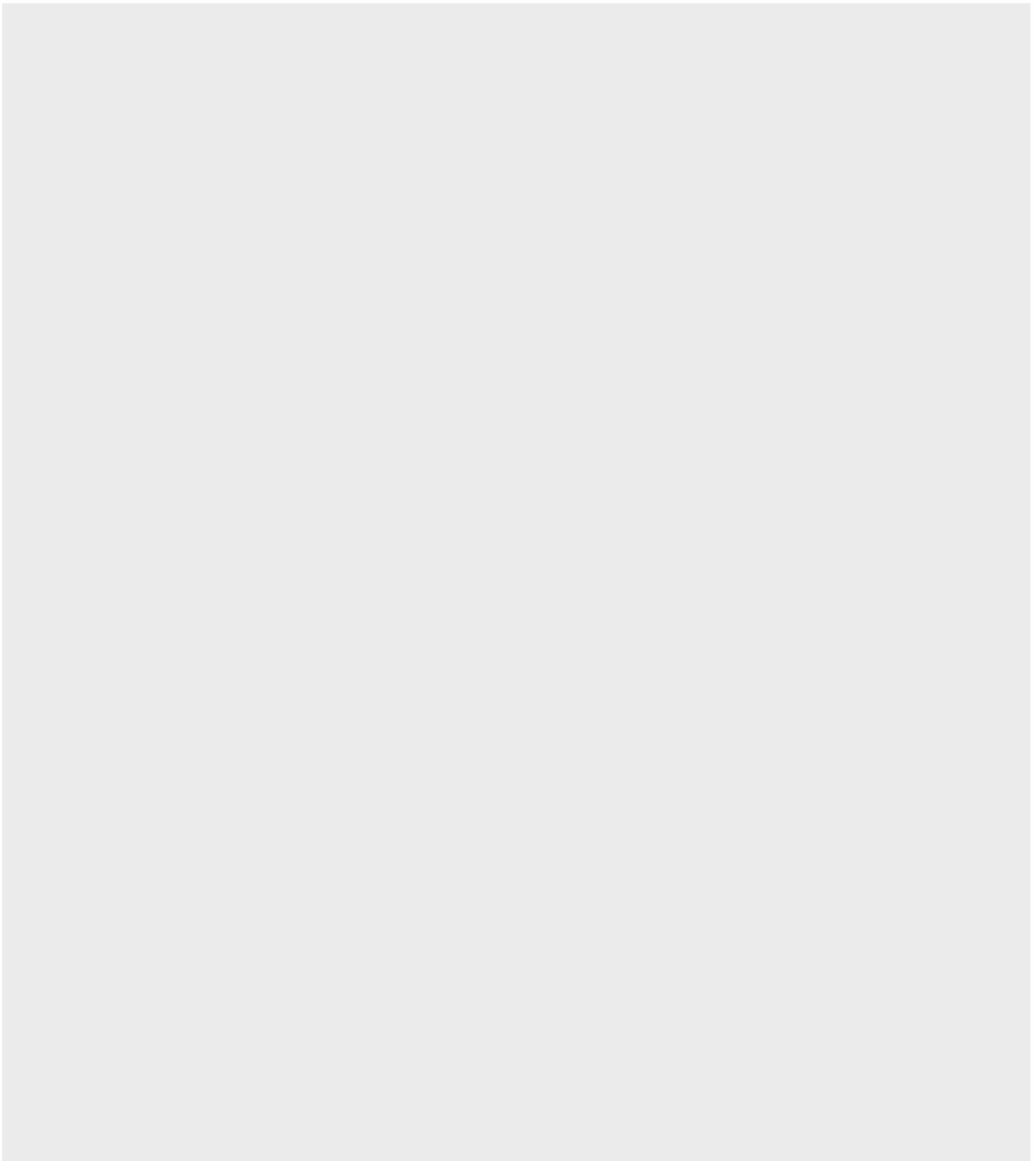
Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements