



Courtway Drive | Sneyd Green | Stoke-on-Trent | ST1 6DU

£169,950

IDEAL FAMILY HOME, VERY WELL PRESENTED, POPULAR RESIDENTIAL LOCATION.

This very well presented, spacious semi detached family home is situated in a popular residential location offering excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge, kitchen, dining room, conservatory, two bedrooms, boarded loft space and a family bathroom. Gas central heating, double glazing, driveway providing off road parking with a lawned garden and patio to the rear. Viewings are strongly recommended to appreciate what this impressive property has to offer.



Property Description

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The accommodation comprises, entrance hall, lounge, kitchen, dining room, conservatory, two bedrooms, boarded loft space and a family bathroom. Gas central heating, double glazing, driveway providing off road parking with a lawned garden and patio to the rear.

ENTRANCE HALL

Upvc double glazed entrance door and window to the side elevation, radiator, coving to the ceiling and staircase leading to the first floor landing.

LOUNGE

14' 5" x 12' 8" (max) (4.39m x 3.86m) Feature coal effect gas fire, radiator, coving to the ceiling, television point, wood effect laminate flooring and upvc double glazed bay window to the front elevation.

KITCHEN

14' x 11' (4.27m x 3.35m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Gas cooker point, plumbing for a washing machine, coving to the ceiling, radiator, tiled floor with underfloor heating, part tiled walls and upvc double glazed window to the side elevation.

DINING ROOM

12' 8" x 7' 3" (3.86m x 2.21m) Coving to the ceiling, radiator, tiled floor with underfloor heating, upvc double glazed window to the side elevation and French patio doors leading to the conservatory.

CONSERVATORY

10' 5" x 9' 11" (3.18m x 3.02m) Radiator, tiled floor with underfloor heating, upvc double glazed windows and patio door leading to the rear garden.

FIRST FLOOR LANDING

Radiator, coving to the ceiling and loft access.

MASTER BEDROOM

14' 7" x 11' (4.44m x 3.35m) Fitted wardrobes with matching wall mounted cupboards extending over bed space, radiator, wood effect laminate flooring, coving to the ceiling and upvc double glazed windows to the front elevation.

BEDROOM TWO

14' (max) x 8' 4" (4.27m x 2.54m) Radiator, wood effect laminate flooring, coving to the ceiling and upvc double glazed windows to the side and rear elevations.

BATHROOM

7' 7" x 5' 5" (2.31m x 1.65m) Fitted with a modern white three piece suite comprising panelled bath with rainfall mixer shower above, vanity wash hand basin and low level w/c. Radiator, coving to the ceiling, part tiled walls and upvc double glazed window to the rear elevation.

LOFT ROOM

11' 10" x 9' 8" (3.61m x 2.95m) Access via loft ladder to boarded loft space with radiator and double glazed window.

EXTERIOR

To the front of the property there is a driveway providing off road parking. To the rear there is a paved patio area, useful brick built storage shed and a lawned garden.

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.

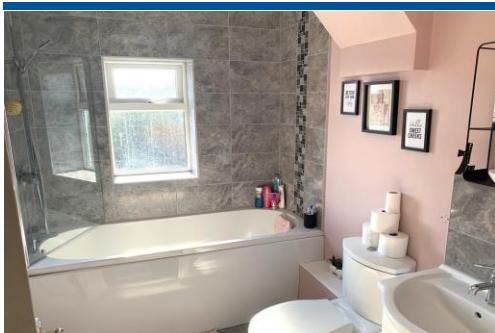
Market Appraisal

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

B

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