Debra TIMMIS
YOUR PERSONAL ESTATE AGENT

Maylea Crescent Sneyd Green Stoke-On-Trent ST6 2NF







Offers In The Region Of £185,000

24 Millrise Road ◆ Milton ◆ Stoke on Trent ◆ Staffordshire ST2 7BW
Telephone 01782 538008
www.debratimmis.co.uk

Maylea Crescent, Sneyd Green, Stoke-On-Trent, ST6 2NF

Are you looking for a two bed semi in Sneyd Green?
then we have a property that really needs to be seen,
Ideal for first time buyers or a family looking for more space,
inside is tastefully decorated which is sure to suit most tastes,
There is a garden bar, workshop and driveway with plenty of space for car,
no need to worry about having to park far,
A beautiful breakfast kitchen and lounge can be found just off the hall,
Its lovely and spacious with plenty of room for all,
Im sure you'll agree this property is outstanding,
So do not delay book a viewing today!

Nestled in the popular cul-de-sac of Maylea Crescent in Sneyd Green, this stunning semi-detached house offers a perfect blend of comfort and style. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming entrance hall that leads to a fitted breakfast kitchen, perfect for enjoying leisurely meals. The stylish lounge provides a cosy space for relaxation and entertaining, making it the heart of the home.

One of the standout features of this property is the impressive rear garden, which boasts a generous size, complete with a charming garden bar and a workshop. This outdoor space is perfect for hosting summer gatherings or simply enjoying a quiet afternoon in the sun.

On the first floor, you will find two comfortable bedrooms and a modern shower room, designed with contemporary fittings to ensure convenience and style.

The block-paved frontage not only enhances the property's curb appeal but also provides off-road parking, a valuable asset in today's busy world.

With its desirable location and array of features, this semi-detached house is a must-see. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Entrance Hall
Upvc door and double glazed window to the side aspect. Cloaks cupboard. Stairs off to the first floor. Radiator.

Lounge
15'1" into alcove x 14'5" into bay window. (4.62 into alcove x 4.40 into bay window.)
Double glazed bay window to the front aspect. Double glazed window to the side aspect. Feature surround housing gas fire. Two radiators.



Breakfast Kitchen
15'1" max x 11'10" (4.61 max x 3.63)
Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Breakfast area with cupboards below and wine rack. Electric hob with extractor hood above and built-in oven. Sink with single drainer and mixer tap. Feature panel radiator. Cupboard with plumbing for automatic washing machine and space for tumble dryer. Two double glazed windows. Upvc door to the rear aspect.

First Floor

Landing
With loft access.

Bedroom One
13'1" to robe and into alcove x 12'5" (4.00 to robe and into alcove x 3.80)
Double glazed window to the front aspect. Radiator. Built-in wardrobes.



Bedroom Two
9'7" x 8'8" (2.93 x 2.65)
Double glazed window to the rear aspect. Radiator. Built-in cupboard housing gas central heating boiler.

Shower Room
7'7" x 5'1" (2.32 x 1.55)
Modern suite comprises, shower cubicle housing mains shower, vanity wash hand basin and low level WC. Tiled walls. Heated towel rail. Double glazed window to the rear aspect.

Externally
To the front aspect there is a block paved driveway providing ample off road parking. Gated access to the side elevation. Generous sized rear garden with steps to a good sized patio/seating. Lawn garden with well stocked planted boarders with a variety of maturing, shrubs and trees. Workshop with power and light and covered pagoda. There are two further storage sheds. Additional patio seating area with covered pagoda with access to the garden bar.



Garden Bar
10'8" x 10'7" (3.26 x 3.25)
Power and lighting. Bar and seating area.





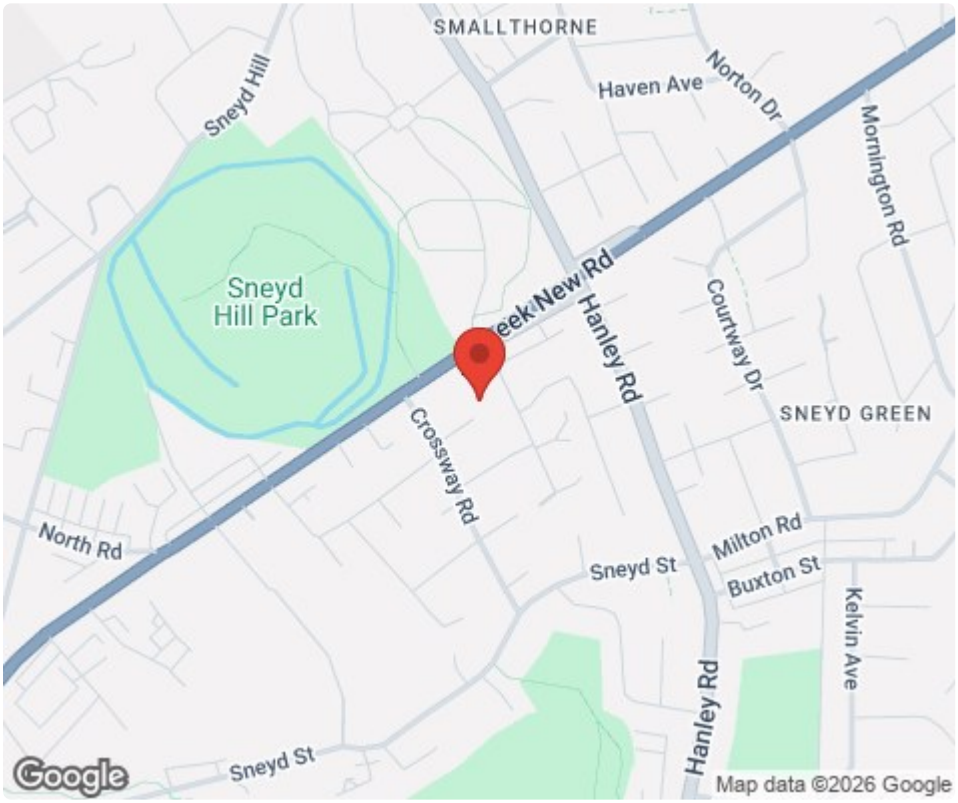
Approx Gross Internal Area
75 sq m / 812 sq ft



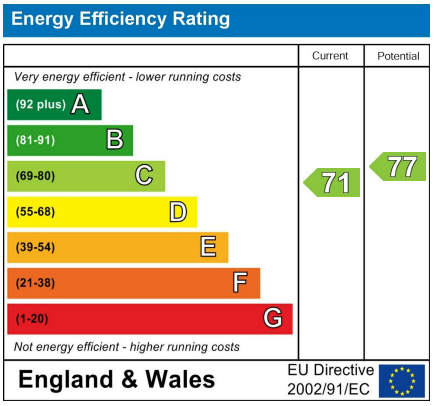
Ground Floor
Approx 41 sq m / 441 sq ft

First Floor
Approx 34 sq m / 370 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



Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property