

Fitzherbert Road Sneyd Green Stoke-On-Trent ST1 6JE



Offers In The Region Of £160,000

What's that knocking noise you hear?
It's the sound of an opportunity that's very near
A THREE BED, SEMI HOUSE in SNEYD GREEN that's not to miss
A property to make your own, wouldn't that be bliss?!
With a spacious lounge and breakfast kitchen too
Front and rear GARDENS that's ready to view
So to make this house your new home,
Do not delay, pick up the phone

Nestled on the Fitzherbert Road in Sneyd Green, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. The property boasts a well-thought-out layout, featuring a welcoming entrance porch that leads into a spacious hallway. The lounge offers a perfect space for relaxation, while the breakfast kitchen is ideal for family meals and entertaining guests.

With three generously sized bedrooms, this home provides ample space for family living. The family bathroom is conveniently located to serve all bedrooms. The property benefits from double-glazed windows and central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find delightful gardens to both the front and rear, providing a lovely setting for outdoor activities or simply enjoying the fresh air. The location is particularly appealing, being close to local amenities and schools, making it an ideal choice for families.

This family-sized semi-detached house is a rare find in a popular area, and we highly recommend viewing to fully appreciate all it has to offer. Don't miss the chance to make this lovely house your new home.

Entrance Porch

Double glazed sliding door to the front aspect. Access into the hallway.

Hallway

Laminate flooring. Radiator. Stairs off to the first floor.

Lounge

16'2" x 10'4" (4.95 x 3.17)

Double glazed window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator.

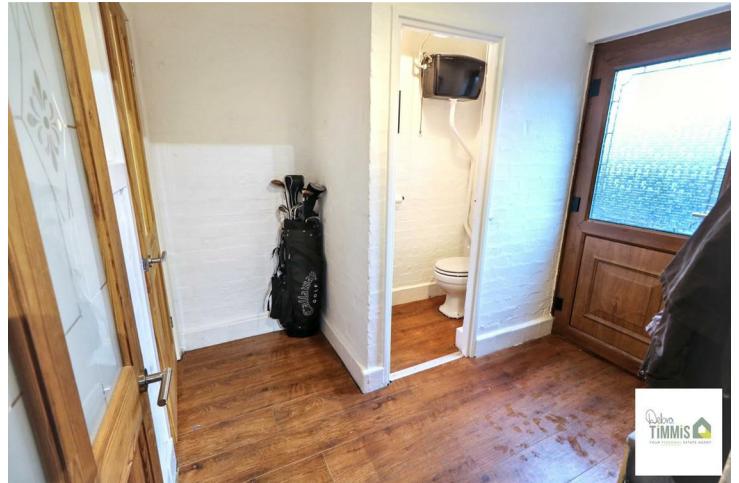
Breakfast Kitchen

11'5" x 11'5" (3.50 x 3.50)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Electric hob, extractor fan above and built-in oven. Plumbing for automatic washing machine. Two double glaze windows. Radiator. Space for breakfast table.

Lobby

With Upvc door to the rear aspect. Double glazed window. Access to the WC.



Separate WC

4'7" x 2'7" (1.41 x 0.81)

Double glazed window. High level WC.

First Floor

Landing

Loft access. Cupboard housing gas central heating boiler.

Bedroom One

13'8" x 8'4" (4.19 x 2.55)

Double glazed window. Radiator. Useful storage cupboard.



Bedroom Two

10'9" x 10'5" (3.29 x 3.19)

Double glazed window. Radiator.

Bedroom Three

10'5" max x 8'6" max (3.18 max x 2.61 max)

Double glazed window. Radiator.

Bathroom

7'8" x 5'6" (2.34 x 1.69)

White suite comprises, panel bath with shower screen and shower attachment, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window. Radiator.



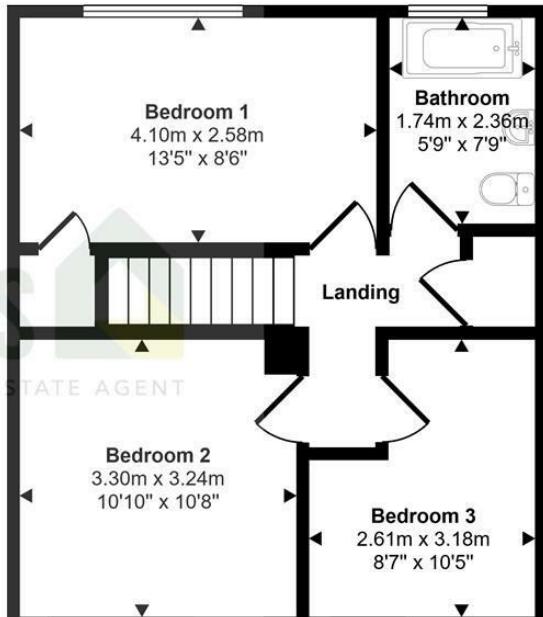
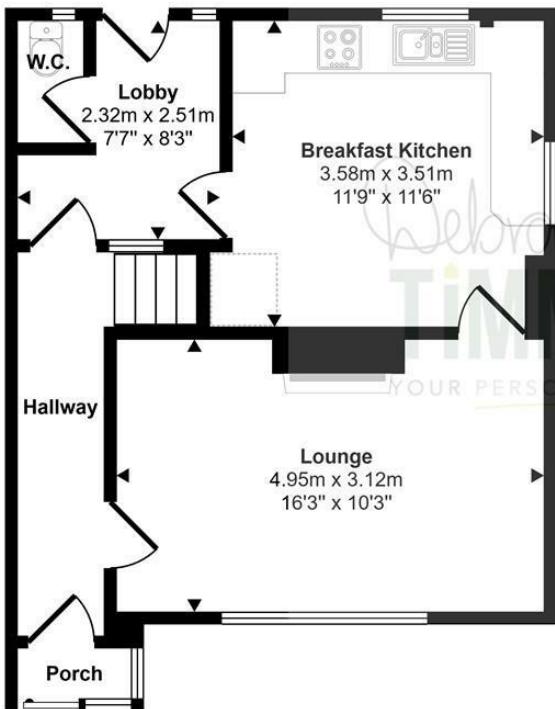
To the front aspect there is a lawn garden. Shared driveway with access to the rear garden. Low maintenance rear garden. Sectional workshop.



Externally

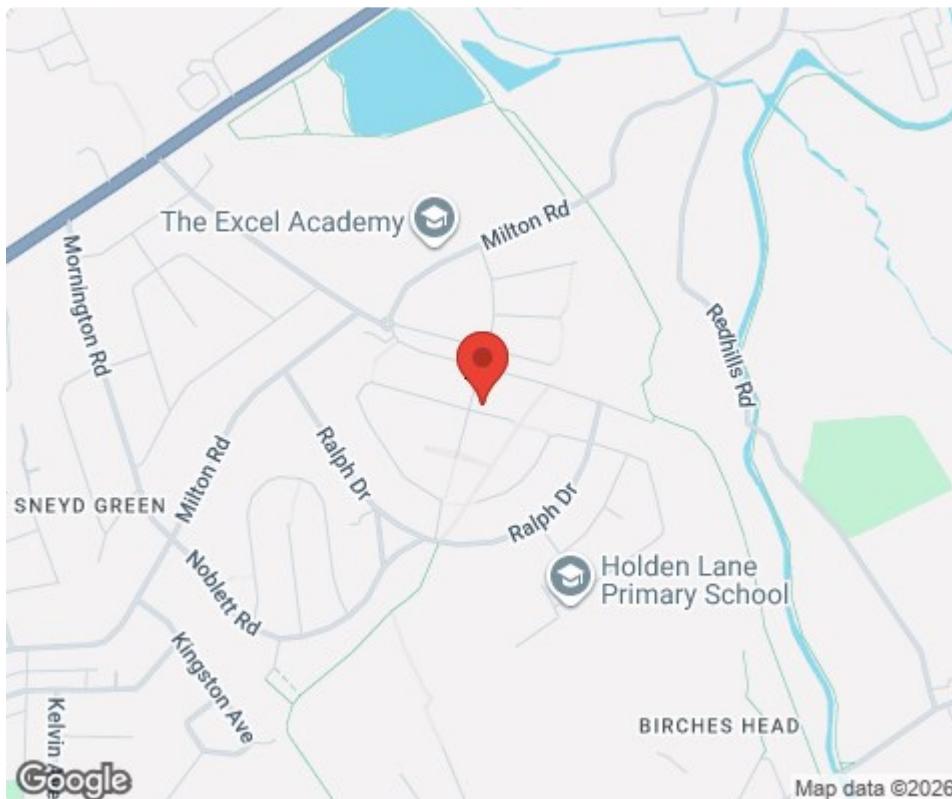


Approx Gross Internal Area
84 sq m / 906 sq ft



Denotes head height below 1.5m

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:

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