



## 15 Sneyd Place, Stoke-On-Trent, ST6 5PU

£110,000

- Two Bedroomed End Terraced
- Spacious First Floor Bathroom
- No Upward Chain
- Dining /Kitchen
- Gardens To Front Side & Rear
- Lounge
- Garage

# 15 Sneyd Place, Stoke-On-Trent ST6 5PU

Offering an exciting opportunity for purchasers looking to modernise, reconfigure and add value, this traditional two-bedroom semi-detached home occupies a substantial corner plot with generous gardens, ample off-road parking and a garage. Requiring a programme of refurbishment and attractively priced to reflect the improvements required, the property also offers the potential to create a three-bedroom layout and is offered for sale with NO UPWARD CHAIN.

Internally, the accommodation offers good proportions throughout, providing an excellent foundation from which to create a home to individual taste and specification.



Council Tax Band: A



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The property is entered via an entrance hall with stairs rising to the first floor. The front-facing lounge is a generous reception room, with a large window providing plenty of natural light.

To the rear is a spacious kitchen/dining room, extending to approximately 16'4" in width and providing ample room for both kitchen and dining areas. The existing kitchen comprises a range of fitted base and wall units with work surfaces, inset sink unit, tiled splashbacks and flooring, together with spaces for appliances and useful understairs storage. A side entrance door provides convenient access directly out to the gardens.

To the first floor are currently two particularly well-proportioned bedrooms. Of particular note is the impressive principal bedroom, extending to approximately 16'3" at its maximum, which offers potential to be reconfigured to create two separate bedrooms, potentially transforming the property into a three-bedroom home, subject to the necessary consents and regulations.

The second bedroom is also a good-sized room overlooking the rear garden, whilst completing the first-floor accommodation is a generously sized family bathroom, currently fitted with a three-piece suite and incorporating a cupboard housing the gas combination boiler. The landing also provides access to the loft.

### **Entrance Hall**

Having a UPVC entrance door, radiator and staircase rising to the first-floor accommodation.

### **Lounge**

13'5" x 12'9"

A generously proportioned front-facing reception room having a UPVC double-glazed window to the front aspect and radiator. Offering excellent potential for modernisation to create a comfortable main living space.

### **Kitchen / Dining Room**

16'4" x 9'1"

A good-sized kitchen and dining room extending across the rear of the property and offering ample space for a dining table and chairs. Currently fitted with a range of base and wall units with work surfaces incorporating an inset sink unit. Tiled splashbacks, tiled flooring, radiator and spaces for appliances. Useful understairs storage area and UPVC double-glazed window. Side access door leading directly out to the gardens. The room offers excellent scope for refurbishment and the installation of a new kitchen to individual specification.

### **First Floor Landing**

Having a UPVC double-glazed window to the side aspect providing natural light, together with access to the loft.

### **Bedroom One**

16'2" x 12'9"

An exceptionally spacious principal bedroom having UPVC double-glazed windows to the front aspect, radiator and recessed storage area. The generous width of this room provides potential to reconfigure the existing accommodation to create two separate bedrooms, potentially transforming the property into a three-bedroom home, subject to the necessary consents and regulations.

### **Bedroom Two**

12'7" x 8'11"

A good-sized second bedroom having a UPVC double-glazed window overlooking the rear garden and radiator.

### **Bathroom**

9'6" x 6'11"

A particularly spacious first-floor bathroom currently fitted with a panelled bath, low-level WC and wash hand basin. Radiator and UPVC double-glazed window to the rear aspect. Useful built-in cupboard housing the gas combination boiler. Offering excellent scope for refurbishment and, given its generous proportions, potential to create a stylish modern bathroom.

### **Externally**

The property occupies a substantial corner plot, providing an unusually generous amount of outside space and considerable scope for improvement and landscaping.

### **Garage**

A useful detached garage providing additional parking, storage or workshop space and further enhancing the appeal and potential of the property.

### **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





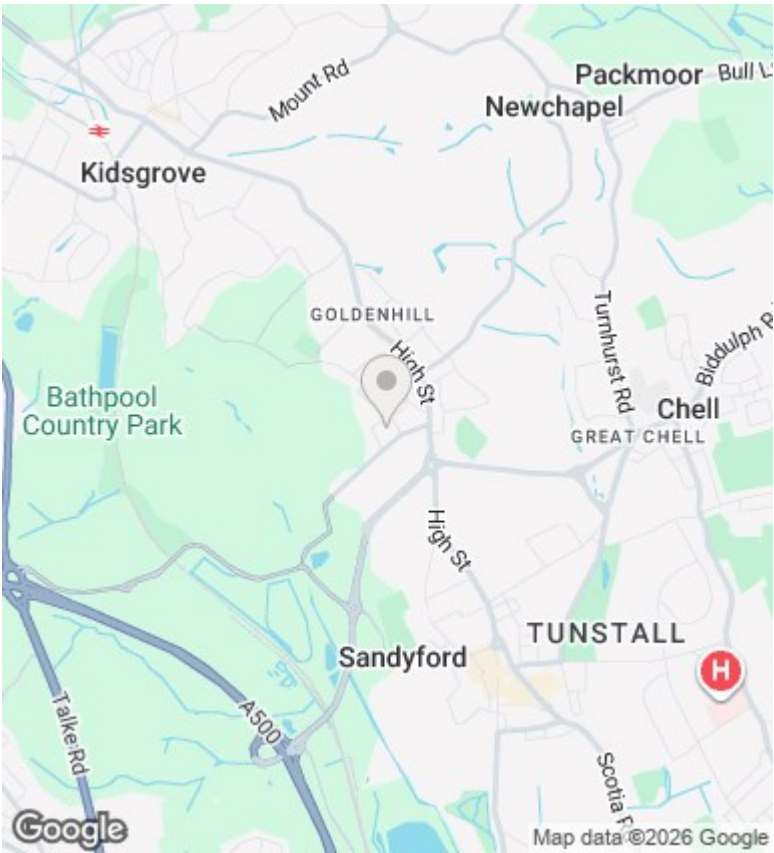
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

A



| Energy Efficiency Rating                                                                                      |         |           |
|---------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                               | Current | Potential |
| Very energy efficient - lower running costs                                                                   |         |           |
| (92 plus) <b>A</b>                                                                                            |         |           |
| (81-91) <b>B</b>                                                                                              |         |           |
| (69-80) <b>C</b>                                                                                              |         |           |
| (55-68) <b>D</b>                                                                                              | 60      |           |
| (39-54) <b>E</b>                                                                                              |         |           |
| (21-38) <b>F</b>                                                                                              |         |           |
| (1-20) <b>G</b>                                                                                               |         |           |
| Not energy efficient - higher running costs                                                                   |         |           |
| EU Directive 2002/91/EC  |         |           |
| England & Wales                                                                                               |         |           |