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ESTATE AGENTS









76 Mornington Road

Sneyd Green, Stoke-On-Trent, ST1 6EL

Wake up each MORNING with the thought that something wonderful is about to happen! And this MORNING that wonderfulness is about to take place, as I offer you the this spacious semi detached property on MORNINGton Road. Boasting a large open plan lounge into dining room, modern fitted kitchen, three bedrooms and contemporary family bathroom. Externally there is ample off road parking, a garage and the rear garden is fully enclosed and beautifully landscaped with a raised patio seating area and lawn framed with established flower bed borders. So rise and shine, the day is about to start and I wish you a Good MORNING. Call us today and book your viewing to avoid disappointment.

£185,000

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Sneyd Green, Stoke-On-Trent, ST1 6EL

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- SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS TWO WITH FITTED WARDROBES
- LANDSCAPED FULLY ENCLOSED REAR GARDEN
- LARGE OPEN PLAN LOUNGE/DINING ROOM
- CONTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- OFF ROAD PARKING & GARAGE

GROUND FLOOR

Entrance Hall

12'7" x 5'10" (3.86 x 1.79)

A wooden entrance door leads from the front coupled with a glazed window. Under stairs storage cupboard with window to the side. Radiator. Stairs lead to the first floor.

Lounge/Diner

26'4" x 10'9" (8.05 x 3.30)

An open plan lounge/dining room with a double glazed bay window to the front and a double glazed window to the rear. Fireplace housing electric fire. Television point and two radiators. Space for table and chairs.

Kitchen

15'2" x 10'5" (4.63 x 3.20)

A double glazed window overlooks the side and rear aspect with an access door leading out to the rear garden. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and space for freestanding gas cooker with cooker hood above, fridge/freezer and washing machine. Wall mounted central heating boiler. Radiator.

FIRST FLOOR

First Floor Landing

8'3" x 5'9" (2.53 x 1.77)

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

13'8" x 8'10" (4.19 x 2.71)

A double glazed bay window overlooks the front aspect. Fitted with a range of wardrobes and storage cupboards. Radiator.

Bedroom Two

11'7" x 9'7" (3.55 x 2.94)

A double glazed window overlooks the rear aspect. Fitted wardrobes and storage cupboards. Radiator.

Bedroom Three

6'7" x 5'10" (2.02 x 1.78)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'5" x 6'4" (2.28 x 1.94)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and vanity hand wash basin. Ceiling spotlights and radiator.

EXTERIOR

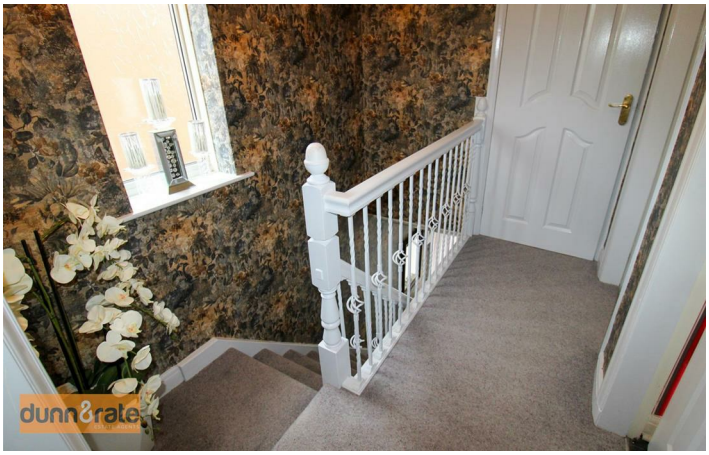
To the front there is a block paved driveway leading to the garage. To the rear the garden is landscaped and laid to lawn with one raised seating area and a paved patio. The lawn is framed with mature and well established flower bed borders.

Garage

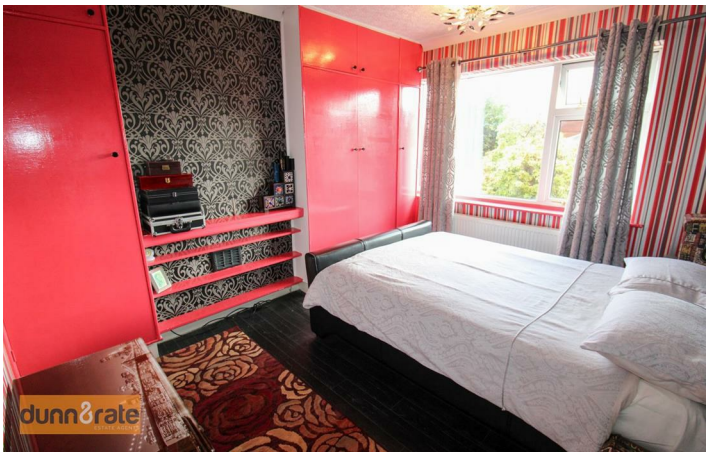
Double doors to the front and a window and rear access door lead to the garden.



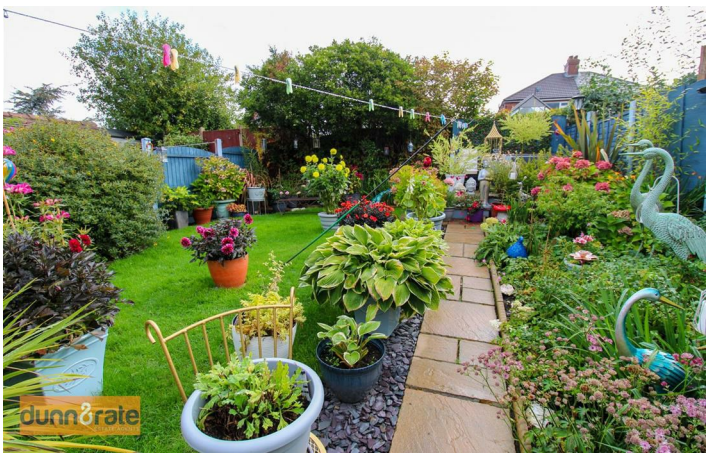








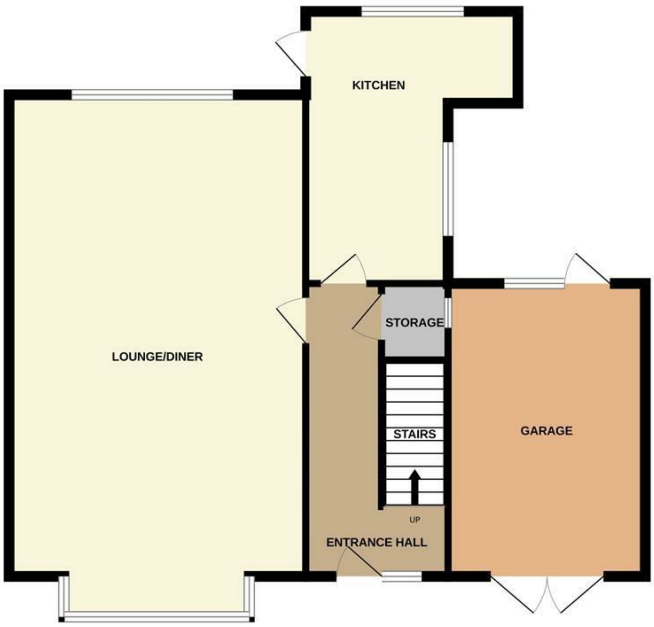






Floor Plan

GROUND FLOOR

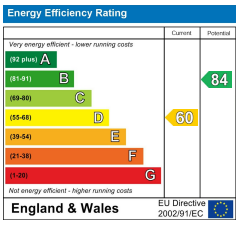


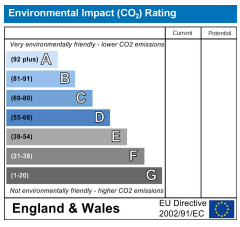
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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