

**Minden Grove Sneyd Green Stoke-On-Trent ST6 1RH**



**Offers In Excess Of £180,000**

## Minden Grove, Sneyd Green, Stoke-On-Trent, ST6 1RH

Still searching for the ideal home for you?  
Then HOLD ON, this is one you should view!  
In popular SNEYD GREEN this property does sit  
With families and first time buyers, this will be a sure hit!  
THREE BEDROOMS, driveway and gardens front and back  
This is a property where nothing does lack!  
If this house on Minden Grove sounds right for you  
Then call the team at Debra Timmis and arrange to view!

Nestled in the popular location Minden Grove, Sneyd Green, this well-presented semi-detached house offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The entrance hall welcomes you into a bright and airy lounge, perfect for relaxation or entertaining guests.

The fitted breakfast kitchen is both functional and stylish, providing a lovely space for family meals. The contemporary shower room adds a modern touch, ensuring that your daily routines are both comfortable and efficient. This home benefits from double glazing and central heating, ensuring warmth and energy efficiency throughout the year. The low-maintenance front and rear gardens provide a pleasant outdoor space without the burden of extensive upkeep, making it perfect for busy lifestyles.

Ample off-road parking is an added advantage, allowing for easy access and convenience. Located within easy reach of local amenities and schools, this property is perfectly positioned for both convenience and community living. We highly recommend viewing this charming home to fully appreciate its appeal and potential.

### Entrance Hall

Upvc door to the front aspect. Double glazed window to the side aspect. Stairs off to the first floor. Radiator. Useful storage cupboard.

### Lounge

13'9" x 11'7" (4.20 x 3.55)

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

### Breakfast Kitchen

18'3" x 8'7" (5.57 x 2.63)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Space for cooker. Inset sink with

single drainer, mixer tap. Part tiled splash backs. Plumbing for automatic washing machine. Space for breakfast table. Radiator. Double glazed window and double glazed French doors with access into the rear garden. Upvc door to the side aspect. Useful storage cupboard housing gas central heating boiler.

### First Floor

#### Landing

Double glazed window to the side aspect. Loft access.

#### Bedroom One

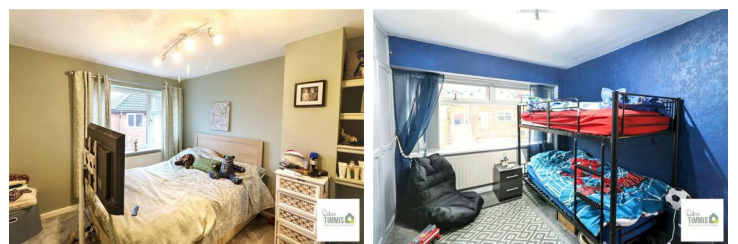
11'8" x 8'7" to robe (3.57 x 2.63 to robe)

Double glazed window to the front aspect. Radiator. Built-in wardrobes.

#### Bedroom Two

10'9" x 9'8" (3.29 x 2.96)

Double glazed window rear aspect. Radiator.



#### Bedroom Three

8'0" x 7'11" (2.44 x 2.43)

Double glazed window. Radiator.

#### Shower Room

8'1" x 6'11" (2.48 x 2.13)

Contemporary suite comprises, walk-in shower cubicle housing shower with water fall shower head, wash hand basin and WC. Tiled walls. Feature radiator. Double glazed window to the side aspect.



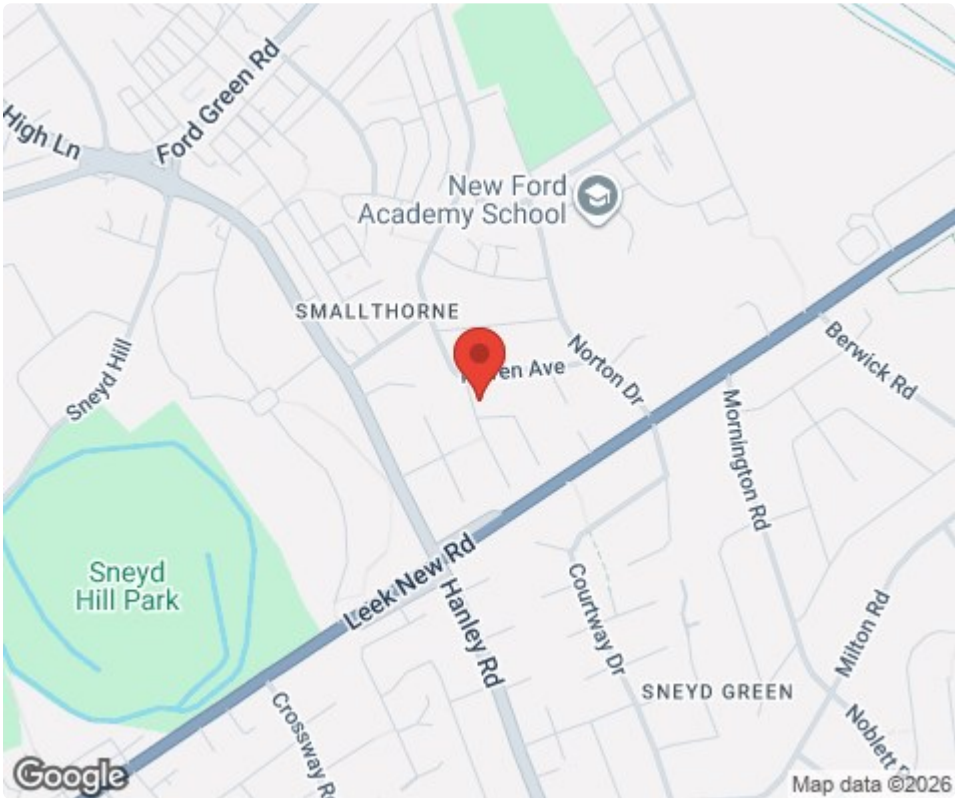


### Externally


Double gates with access to the driveway providing ample off road parking. To the front aspect there is a low maintenance feature garden. Gated access to the low maintenance rear garden with patio/seating areas and planted feature garden area.







Tenure: Freehold  
Council Tax Band: C

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 

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.