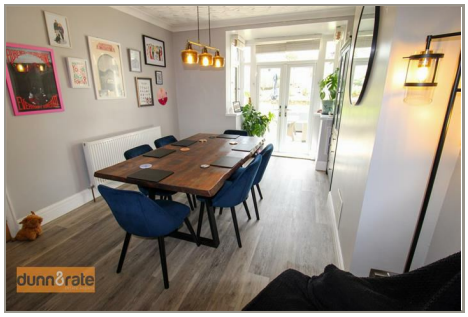
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# 67 Marston Grove

## Sneyd Green, Stoke-On-Trent, ST1 6EF

Practically perfect in everyway! Not even a spoon of sugar could make this property any sweeter! Stunningly maintained by its current owners this impressive semi detached property is nestled away down a quiet cul-de-sac and sitting on a sizeable plot its looking for a new owner. The accommodation on offer comprises an open plan lounge/dining area, modern fitted kitchen, three good sized bedroom complete with fitted wardrobes and contemporary family bathroom. Externally the property benefits from ample off road parking, a detached garage and a huge rear garden laid with paving and raised lawned area. Located in the popular area of Sneyd Green, close to local amenities, excellent schooling and commuter links to the main town centre. It's literally Supercalifragilisticexpialidocious, but if that's too hard to pronounce, how about our number instead so you can call to book a viewing on 01782 789369.

£220,000

# 67 Marston Grove

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

3 1 1 D

- STUNNING SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- AMPLE OFF ROAD PARKING & GARAGE
- SOLD WITH NO UPWARD CHAIN
- FINISHED TO A HIGH STANDARD
- THREE BEDROOMS WITH FITTED WARDROBES
- HUGE REAR GARDEN LAID TO LAWN
- LARGE LOUNGE/DINER
- CONTEMPORARY FAMILY BATHROOM
- QUIET CUL-DE-SAC LOCATION

## GROUND FLOOR

### Entrance Hall

14'3" x 6'2" (4.36 x 1.90)

The property has a composite entrance door to the front aspect. Stairs leading to the first floor. Understairs storage cupboard housing central heating boiler. Radiator.

### Open Plan Lounge/Diner

### Lounge

11'5" x 10'11" (3.50 x 3.33)

A double glazed bow window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator.

### Dining Area

15'1" x 10'11" (4.61 x 3.34)

Double glazed patio doors lead out to the rear garden coupled with double glazed windows. Radiator.

### Kitchen

15'5" x 6'8" (4.71 x 2.05)

A double glazed window overlooks the rear and side aspect coupled 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 Quartz work surface areas and partly tiled walls. Integrated appliances include electric oven and hob with cooker hood above and fridge/freezer. Space and plumbing for washing machine. Vertical height radiator.

## FIRST FLOOR

### First Floor Landing

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

### Bedroom One

13'10" x 9'7" (4.24 x 2.94)

A double glazed bow window overlooks the front aspect. Fitted wardrobes, television point and radiator.

### Bedroom Two

13'1" x 9'8" (3.99 x 2.95)

A double glazed window overlooks the rear aspect. Fitted wardrobes, television point and radiator.

### Bedroom Three

9'0" x 6'2" (2.75 x 1.88)

A double glazed window overlooks the rear aspect. Fitted wardrobe, television point and radiator.

### Bathroom

6'8" x 6'0" (2.05 x 1.85)

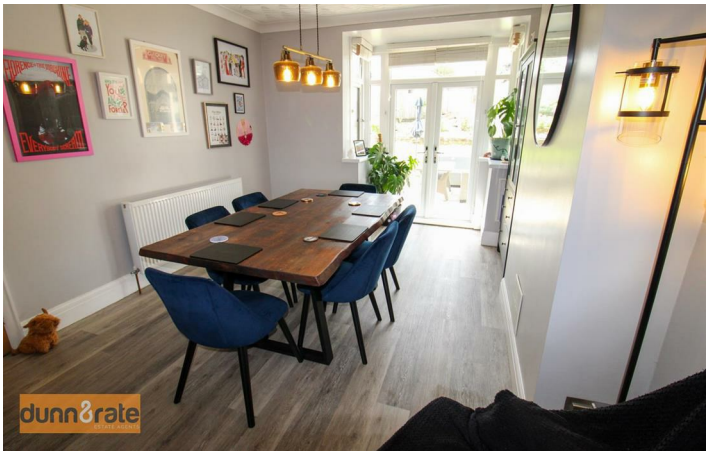
A double glazed window overlooks the front aspect. Fitted with a suite comprising L-shaped bath with waterfall shower head over, vanity hand wash basin and low level W.C. Ceiling spotlights and ladder style towel radiator.

## EXTERIOR

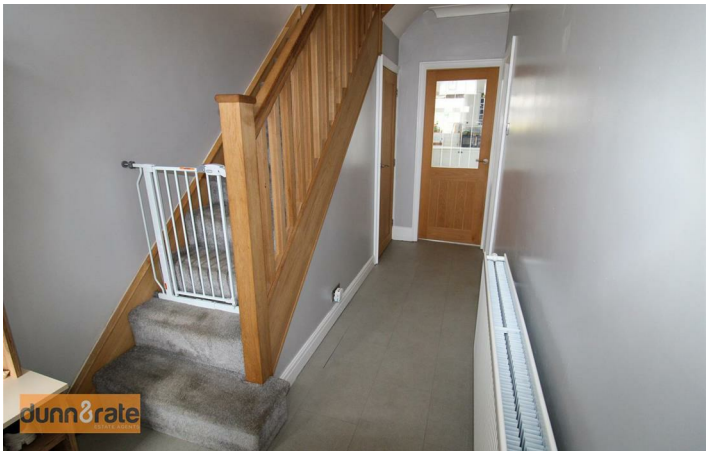
To the front there is a tarmacadam driveway with double gates leading to the side and rear of the property. To the side there is a detached garage and further parking. To the rear the garden is sizeable and has a paved patio seating area and raised lawn with sleeper bed flower beds and rear access gate.

### Garage

Detached garage with up and over door to the front, window to the side and side access door. Power and lighting.

















# Floor Plan

GROUND FLOOR

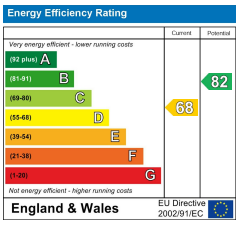


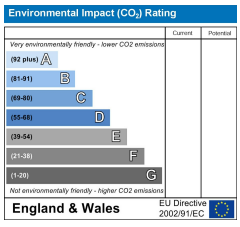

1ST FLOOR




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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