

**Marston Grove Sneyd Green Stoke-On-Trent ST1 6EF**



**Offers In Excess Of £170,000**

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

In Marston Grove , in Sneyd Green fair ,stands a welcoming home with space to spare.  
A perfect start for those buying their first , or a growing family where memories burst  
The lounge is airy , spacious and bright ,filled with sunshine and natural light.  
A kitchen offering potential untold , a chance to create just what you behold.  
With updating needed , the canvass is clear, to design your dream kitchen year upon year.  
Three bedrooms provide a peaceful retreat , comfortable spaces both cosy and sweet  
A practical shower room serves with ease ,meeting the needs of busy families  
Step outside and your sure to admire , a garden that many would truly desire  
A haven for children , gardeners too ,with endless possibilities waiting for you  
A property ready for its next chapter to start  
A house with potential and plenty of heart

### Entrance Porch

UPVC entrance door leading into porch , ornate tiled floor.

### Entrance Hallway

Under stairs storage , wall light points , radiator , stairs off to first floor

### Dining Room

UPVC double glazed bay window , feature fireplace housing gas fire , radiator.

### Lounge

UPVC double glazed bay window to the rear , feature fireplace housing flame effect gas fire , wall lights , radiator.

### Kitchen

UPVC double glazed window to the side. Stainless steel sink unit housing a range of eye and base units with work tops over. Tiled splash backs. Space for cooker and washing machine, radiator

### Rear Hallway

UPVC door leading to rear garden

### WC

UPVC double glazed window to the side. Low level WC

### First Floor Landing

### Master Bedroom

UPVC double glazed window to the rear , built in wardrobes and storage , radiator.

### Bedroom Two

UPVC double glazed window to the front , built in wardrobe and storage , radiator.

### Bedroom Three

UPVC double glazed window to the rear , radiator

### Bathroom

UPVC double glazed window to the front , Shower

cubicle housing electric shower , wash hand basin and low level WC , tiled walls , heated towel rail.

### External



Nestled in the popular area of Sneyd Green, this beautifully presented semi detached house on Marston Grove offers a perfect blend of comfort and convenience. With easy access to local amenities and schools, it is an ideal choice for families and professionals alike.

The property boasts two inviting reception rooms, with the rear room overlooking the garden. Kitchen in need of updating and ground floor WC

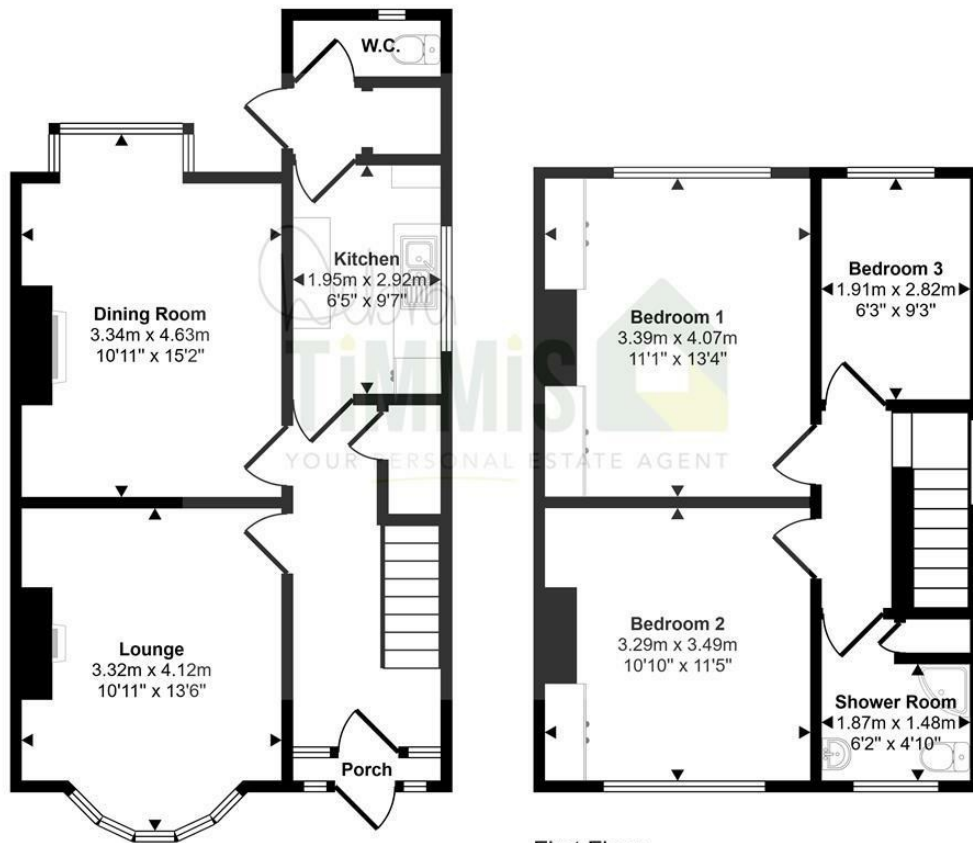
The first floor features three well-proportioned bedrooms and family bathroom. The house benefits from double glazing and central heating, ensuring warmth and comfort during the colder months.

Outside, the property offers off-road parking, a valuable asset in this popular location. The good-sized rear garden presents an excellent opportunity for outdoor entertaining, gardening, or simply enjoying the fresh air.

This charming home is a rare find in a desirable neighbourhood, making it a must-see for anyone looking to settle in Stoke On Trent. Don't miss the chance to make this lovely house your new home.



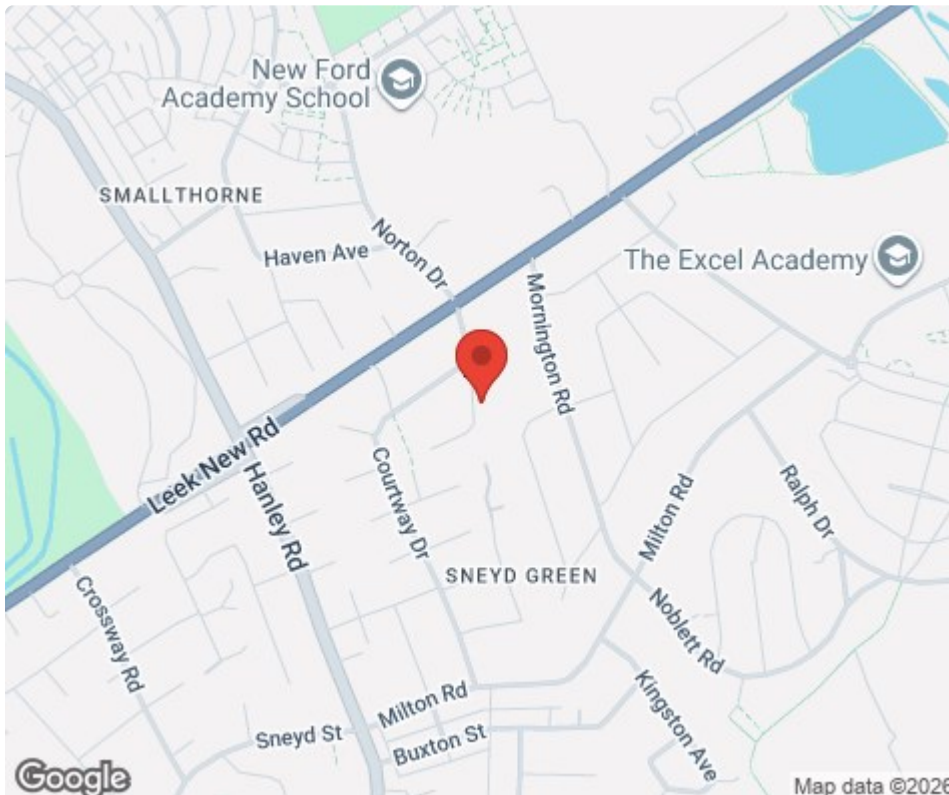
Approx Gross Internal Area  
89 sq m / 959 sq ft



Ground Floor  
Approx 48 sq m / 514 sq ft

First Floor  
Approx 41 sq m / 446 sq ft

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: C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      | 72                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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