



100 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 stunningly beautiful, spacious semi detached property on MORNINGton Road. Boasting a extended lounge, seperate dining room, modern fitted breakfast kitchen, three good sized bedrooms, and contemporary family bathroom. Externally there is ample off road parking and an integral garage. To the rear the garden is fully enclosed and landscaped with paved and decked seating areas, well established planter beds framing a luscious lawn. Located in the popular area of Sneyd Green, it is close to local amenities, schooling and commuter links. So rise and shine, the day is about to start and I wish you a Good MORNING, its going to be a good one. Call us today and book your viewing to avoid disappointment.

£249,950

100 Mornington Road

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



- STUNNINGLY SPACIOUS SEMI DETACHED
- MODERN FITTED BREAKFAST KITCHEN
- OFF ROAD PARKING & GARAGE
- EARLY VIEWING IS A MUST
- EXTENDED LOUNGE WITH PATIO DOORS
- THREE BEDROOMS
- FULLY ENCLOSED LANDSCAPED REAR GARDEN
- DINING ROOM WITH LARGE BAY WINDOW
- CONTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

8'4" x 5'9" (2.55 x 1.77)

The property has a double glazed entrance door to the front aspect coupled with double glazed windows. Tiled flooring.

Entrance Hall

13'2" x 6'3" (4.02 x 1.92)

A single glazed door leads from the porch with decorative glazed insets to both sides. Under stairs storage cupboard and stairs lead to the first floor. Radiator.

Dining Room

14'4" x 10'9" (4.37 x 3.29)

A large double glazed bay window overlooks the front aspect. Radiator.

Lounge

19'10" x 10'9" (6.05 x 3.29)

An extended lounge with double glazed sliding patio doors leading out to the rear garden. Fireplace housing gas fire. Television point and vertical height radiator.

Breakfast Kitchen

16'7" x 12'8" (5.06 x 3.87)

A double glazed window overlooks the side aspect with double glazed sliding patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset stainless steel sink unit and drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include double electric oven, electric hob with cooker hood above and microwave. There is space and plumbing for an American style fridge/freezer and washing machine. Ceiling spotlights and vertical height radiator. Space for table and chairs.

Rear Hall

3'8" x 2'11" (1.14 x 0.90)

A double glazed access door leads to the side of the property. Loft access hatch and partly tiled walls. Ceiling spotlights.

Cloakroom

5'3" x 3'3" (1.61 x 1.00)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and vanity hand wash basin. Partly tiled walls and ladder style towel radiator.

FIRST FLOOR

First Floor Landing

6'5" x 6'3" (1.97 x 1.91)

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

Bedroom One

14'0" x 9'0" (4.27 x 2.76)

A double glazed bay window overlooks the front aspect. Fitted wardrobes with storage cupboards, television point and radiator.

Bedroom Two

12'0" x 8'10" (3.68 x 2.70)

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

Bedroom Three

7'10" x 6'3" (2.40 x 1.91)

A double glazed window overlooks the front aspect. Ceiling spotlights and radiator.

Bathroom

8'7" x 6'3" (2.64 x 1.91)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit, vanity hand wash basin and low level W.C. Partly tiled walls and ladder style heated towel rail plus radiator. Ceiling spotlights.

EXTERIOR

To the front you will find a block paved driveway and garage entrance, there is a hedge border and side access gate leading to the rear. The rear garden is fully enclosed and landscaped, laid to lawn with paved and decked patio seating areas. Sleeper planter beds with mature and well established flowers and shrubbery frame the lawned area. Garden shed.

Garage

17'7" x 9'10" (5.37 x 3.02)

Electric roller door with rear access door and double glazed window to the side aspect. Power and lighting and space for tumble dryer. Wall mounted central heating boiler.





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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	