

**Milton Road Sneyd Green Stoke-On-Trent ST1 6HS**



**Offers In The Region Of £200,000**

If a family home is what you desire -  
This beautiful HOME, I guarantee you will admire! -  
A corner house where two roads part,  
Three bedrooms, quiet, warm with heart.  
A driveway where cars can stay—  
A lovely home at the end of the day.  
Guaranteed to be popular, do not delay, -  
Call DEBRA TIMMIS and arrange to view today!

Located on Milton Road in the vibrant area of Sneyd Green, this well-presented semi-detached house is a delightful find for families and professionals alike. Boasting a prime corner position, the property is conveniently located near local schools and amenities, making it an ideal choice for those seeking both comfort and convenience.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The dining room provides an inviting space for family meals, while the fitted kitchen is both functional and stylish, catering to all your culinary needs.

The property features three well-proportioned bedrooms, offering ample space for family living or guest accommodation. The family bathroom is thoughtfully designed, ensuring comfort and practicality for everyday use.

Additional benefits include double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year. Off-road parking adds to the convenience of this charming home, making it easy for you and your guests to come and go.

With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this lovely home to fully appreciate its appeal and potential. Don't miss out on the opportunity to secure a wonderful residence in a sought-after location.

#### Entrance Hall

Welcomed by the composite door into the hall. Double glazed windows. Stairs off to the first floor. Radiator. Tiled floor.

#### Separate WC

5'8" x 2'7" (1.74 x 0.79)

With low level WC and vanity wash hand basin. Double glazed window to the side aspect. Tiled floor.

#### Lounge

13'8" into box window x 10'10" into alcove (4.19 into box window x 3.32 into alcove)

Double glazed bow window to the front aspect. Feature surround housing gas fire. Wood effect laminate flooring. Radiator. Open access to the dining area.

#### Dining Area

12'2" x 10'10" (3.72 x 3.32)

Double glazed window. Wood effect laminate flooring. Radiator.



#### Kitchen

17'6" x 6'0" (5.35 x 1.83)

Well presented fitted kitchen with a range of wall mounted units, worktops drawers and cupboards below. Five ring gas hob and built-in oven. Integral dishwasher. One and a half bowl stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Plumbing for automatic washing machine. Gas central heating boiler. Inset ceiling spot lights. Tiled floor. Two double glazed windows. Radiator. Upvc door with access into the rear garden.

#### First Floor

##### Landing

Double glazed window.

##### Bedroom One

12'2" x 10'11" into alcove (3.72 x 3.33 into alcove)

Double glazed window. Radiator.





### Bedroom Two

11'5" x 10'11" into alcove (3.48 x 3.33 into alcove)

Double glazed window. Radiator.

### Bedroom Three

6'5" x 6'0" (1.97 x 1.84)

Double glazed window. Radiator.

### Bathroom

8'5" x 5'10" (2.57 x 1.80)

Suite comprises, paneled bath, shower cubicle housing mains shower, vanity wash hand basin and low level WC. Heated towel rail. Loft access. Tiled walls.

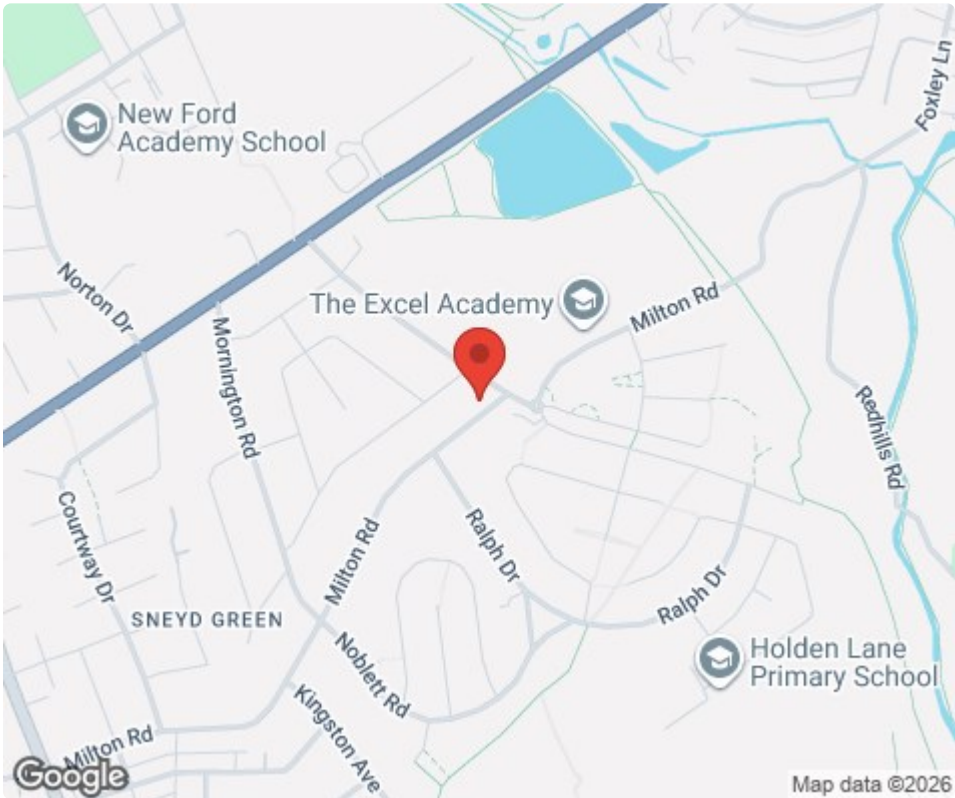


### Externally

Boasting a corner plot with gardens to the front, side and rear aspect. The gardens are mainly laid to lawn. Block paved driveway providing off road parking.







Tenure: Freehold  
Council Tax Band: B

| 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  |           |

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