



## 15 Crossway Road

Sneyd Green, Stoke-On-Trent, ST6 2ND

Are you stuck at CROSS road with your property search? Well allow me to show you the WAY! Look no further than this stunning semi detached property on CROSSWAY Road! Beautifully maintained throughout this immaculate and spacious property comprises a lounge with bow window, open plan modern kitchen/dining room with integrated appliances, conservatory, three bedrooms and a contemporary family bathroom. Externally the property benefits from off road parking to the front and a fully enclosed lawned rear garden with paved patio area. Located in the popular area of Sneyd Green, close to local amenities and schooling. Your home search is complete, now your standing at the CROSS roads with a clearly lit path heading straight for CROSSway Road, all that's left to do is to book a viewing!

**Asking price £165,000**

# 15 Crossway Road

Sneyd Green, Stoke-On-Trent, ST6 2ND



- IMMACULATE SEMI DETACHED
- COSY LOUNGE
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- CONSERVATORY
- THREE BEDROOMS
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING
- LAWNED REAR GARDEN
- POPULAR LOCATION
- EARLY VIEWING A MUST

## GROUND FLOOR

### Entrance Porch

6'3" x 1'8" (1.92 x 0.51)

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

### Entrance Hall

14'3" x 6'2" (4.35 x 1.88)

A double glazed entrance door leads from the porch. Stairs leading to the first floor. Under stairs storage cupboard with double glazed window to the side. Radiator.

### Lounge

14'4" x 10'11" (4.37 x 3.33)

A double glazed bow window overlooks the front aspect. Television point and radiator.

### Open Plan Kitchen/Dining

#### Kitchen

15'7" x 6'1" (4.75 x 1.86)

A double glazed window overlooks the side and rear aspect with an access door leading into the conservatory. Fitted with a range of wall and base storage units and inset stainless steel sink unit with side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven with gas hob over and cooker hood above. Integrated

appliances include fridge/freezer, washing machine and dishwasher. Ceiling spotlights and vertical wall mounted radiator.

### Dining Room

13'8" x 9'8" (4.19 x 2.95)

Double glazed doors lead into the conservatory. Fitted with wall and base units with coordinating work surface areas. Integrated appliances include fridge/freezer and tumble dryer. Radiator and television point.

### Conservatory

12'8" x 9'8" (3.88 x 2.95)

A UPVC conservatory with double glazed windows overlooking the side and rear aspect, coupled with double patio doors leading out to the rear garden. Radiator.

## FIRST FLOOR

### First Floor Landing

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

### Bedroom One

13'1" x 9'5" (4.00 x 2.88)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes, shelving

### Bedroom Two

12'1" x 10'11" (3.70 x 3.34)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

9'3" x 6'2" (2.83 x 1.88)

A double glazed window overlooks the rear aspect. Television point and radiator.

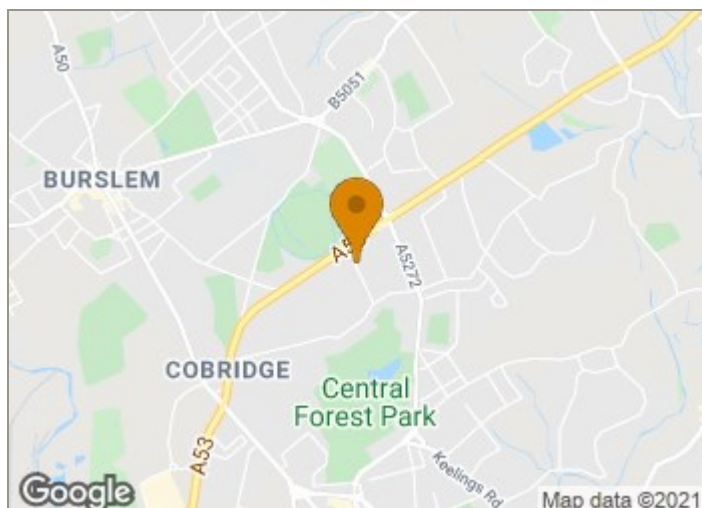
### Bathroom

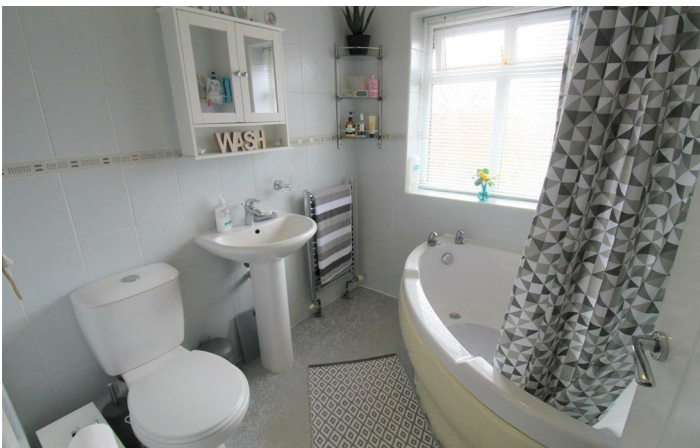
6'9" x 6'1" (2.06 x 1.87)

A double glazed window overlooks the front aspect. Fitted with a suite comprising corner bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ladder style towel radiator.

## EXTERIOR

To the front there is a paved driveway with access gate to the side. To the rear there is a paved seating area with decked steps leading up to the lawned rear garden and garden shed. Fully enclosed by panelled fencing.





Floor Plan



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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