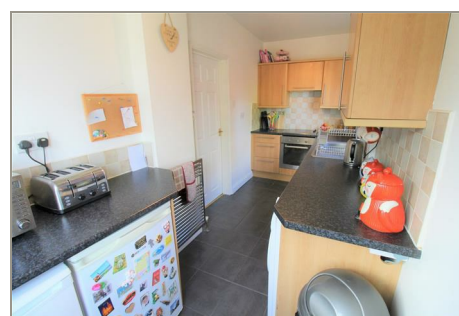
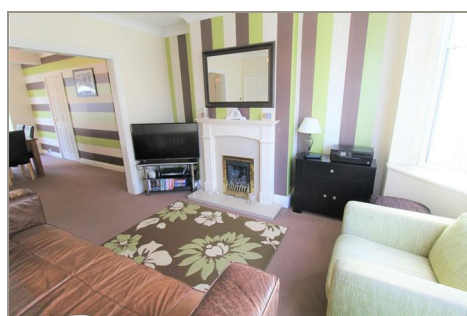




36 Mornington Road

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 beautiful, spacious semi detached property on MORNINGton Road. Boasting a huge lounge and dining area, modern fitted kitchen, three good sized bedrooms, converted attic room and contemporary family bathroom. Externally there is ample off road parking, a detached garage and then rear garden is fully enclosed and lawned. So rise and shine, the day is about to start and I wish you a Good Morning. Call us today and book your viewing to avoid disappointment.

Offers in excess of £154,950

36 Mornington Road

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



- SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS
- OFF ROAD PARKING
- EARLY VIEWING A MUST
- LARGE LOUNGE & DINING ROOM
- ATTIC ROOM
- ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS W.C
- POPULAR & SOUGHT AFTER LOCATION

Ground Floor

Entrance Hall

14'3" x 5'10" (4.36 x 1.79)

The property has a double glazed entrance door to the front aspect. Tiled flooring. Radiator.

Cloakroom

5'8" x 2'7" (1.75 x 0.81)

A double glazed window overlooks the side aspect. Low level W.C and vanity hand wash basin.

Lounge

13'9" x 11'2" (4.20 x 3.42)

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

Dining Room

19'0" x 11'2" (5.81 x 3.41)

A double glazed window overlooks the rear aspect. Door leading to storage cupboard. Radiator.

Kitchen

15'0" x 5'10" (4.59 x 1.79)

A double glazed window overlooks the rear aspect coupled with a double glazed access door leading out onto the rear garden. Fitted with a range of wall and base storage units with inset stainless steel sink unit with side drainer. Electric oven with hob over and cooker hood above. Space for fridge/freezer and plumbing for washing machine. Partly tiled walls and tiled flooring. Heated towel rail.

First Floor

First Floor Landing

6'3" x 5'10" (1.91 x 1.79)

A double glazed window overlooks the side aspect. Stairs leading to the attic room.

Bedroom One

13'8" x 9'8" (4.18 x 2.97)

A double glazed bay window overlooks the front aspect. Built in wardrobes and radiator.

Bedroom Two

11'8" x 11'4" (3.57 x 3.46)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'5" x 6'2" (2.27 x 1.90)

A double glazed window overlooks the side aspect. Wall mounted central heating boiler. Radiator.

Bathroom

8'6" x 5'9" (2.61 x 1.77)

A double glazed window overlooks the side aspect. Fitted with a suite comprising panelled bath, separate shower unit, low level W.C and wash hand basin. Fully tiled walls and radiator.

Attic Room

16'0" x 12'7" (4.88 x 3.84)

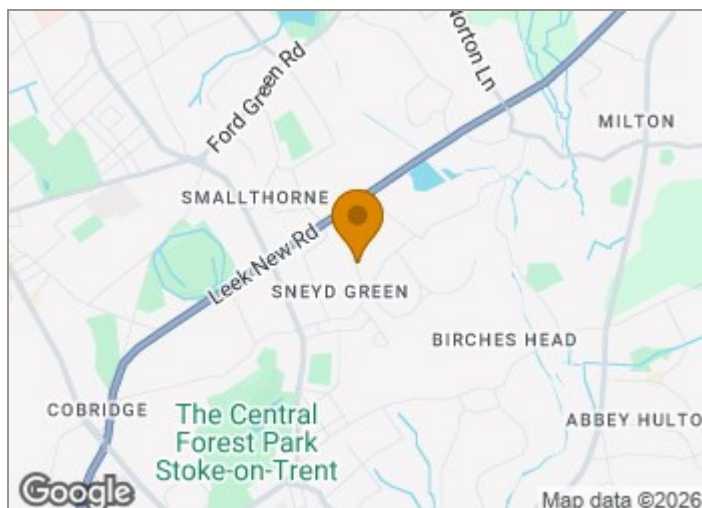
Attic room with a double glazed Velux style window.

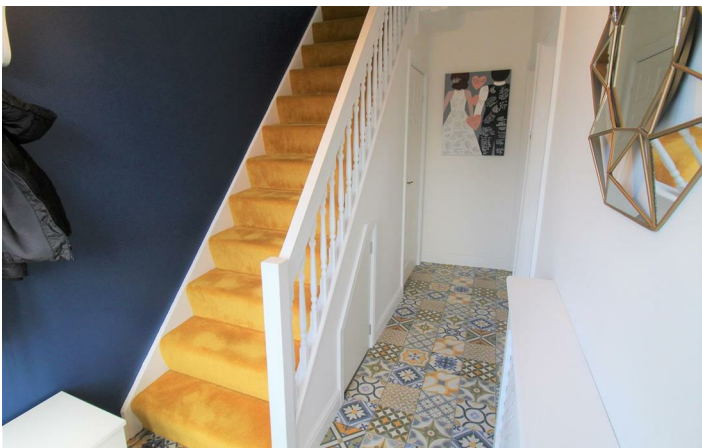
Exterior

To the front there is a tarmacadam driveway, with double gates leading to the rear garden and detached garage. The rear garden has a paved patio area and is completed with lawn and enclosed by panelled fencing.

Garage

Detached garage with up and over door and window to the side.





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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