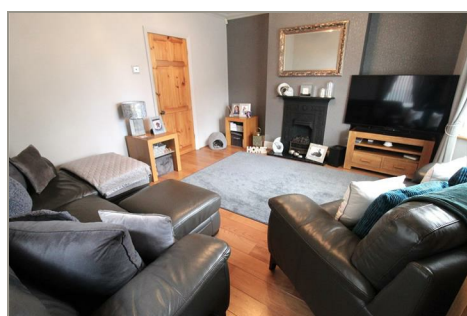




48 Crossway Road Sneyd Green, Stoke-On-Trent, ST6 2NE

Do you ever feel like your stuck at a CROSSroad when house hunting and don't no which way to turn! Well CROSS over and head over to CROSSway Road because I have the perfect semi detached house to end that searching nightmare! Immaculately presented this spacious two bedroom semi detached is ready for you to move in. Boasting a large lounge, conservatory, modern fitted kitchen, two double bedrooms and a family bathroom plus downstairs cloakroom. Externally the property benefits from off road parking and fully enclosed rear garden laid with lawn and a paved patio seating area. Located in the popular area of Sneyd Green close to local amenities, schooling and excellent commuter links to the main town centre. Don't get stuck at the CROSSroads, I have pointed you in the right direction all you need now is to book a viewing.

Offers in excess of £165,000

48 Crossway Road

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



- IMMACULATE SEMI DETACHED PROPERTY
- CLOAKROOM
- OFF ROAD PARKING
- LARGE LOUNGE & CONSERVATORY
- TWO DOUBLE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

11'7" x 6'6" (3.55 x 1.99)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side aspect. Laminate flooring and under stairs storage cupboard. Radiator. Stairs leading to the first floor.

Cloakroom

5'1" x 2'6" (1.56 x 0.78)

A double glazed window overlooks the side aspect. Fitted with low level W.C and wash hand basin. Partly tiled walls and ceiling spotlights. Vertical height towel radiator.

Lounge

15'1" x 14'6" (4.61 x 4.43)

A double glazed bay window overlooks the front aspect and one to the side aspect. Oak wooden flooring. Television and telephone points. Radiator.

Kitchen

11'10" x 7'6" (3.63 x 2.30)

A double glazed window overlooks the rear aspect coupled with a upvc access door to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating

work surface areas and integrated double oven with gas hob and cooker hood above. Integrated fridge/freezer and dishwasher. Tiled flooring and column radiator.

Conservatory

10'7" x 9'4" (3.25 x 2.87)

A UPVC conservatory with double glazed windows to the side and rear aspect coupled with double glazed patio doors leading out to the rear. Laminate flooring with underfloor heating. Television point and radiator. Door to storage cupboard housing central heating boiler and plumbing for washing machine.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

15'3" x 15'1" (4.65 x 4.60)

A double glazed window overlooks the front and side aspect. Fitted wardrobes and radiator. Television point.

Bedroom Two

9'6" x 8'8" (2.90 x 2.66)

A double glazed window overlooks the rear aspect. Laminate flooring and storage cupboard. Television point and radiator.

Bathroom

8'10" x 4'11" (2.71 x 1.50)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising p-shaped bath, low level W.C and wash hand basin. Partly tiled walls and ceiling spotlights. Vertical height towel radiator.

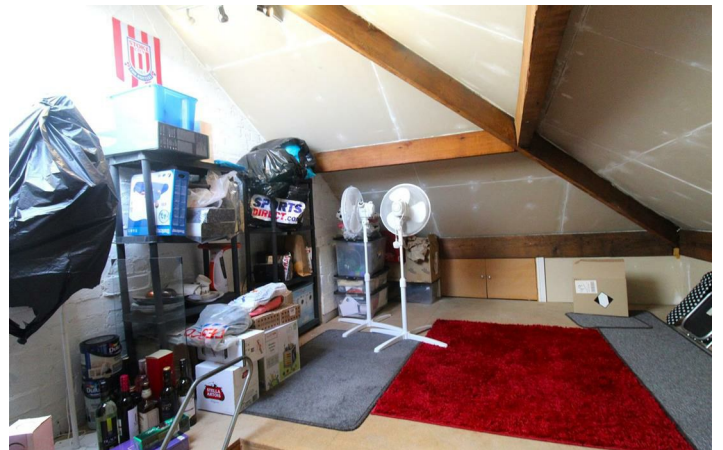
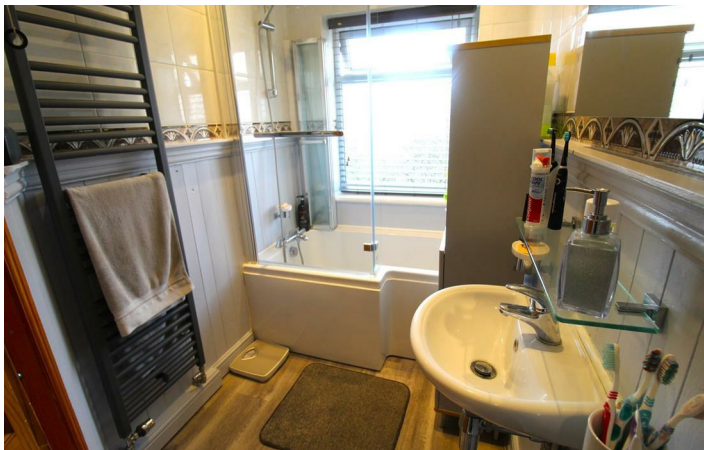
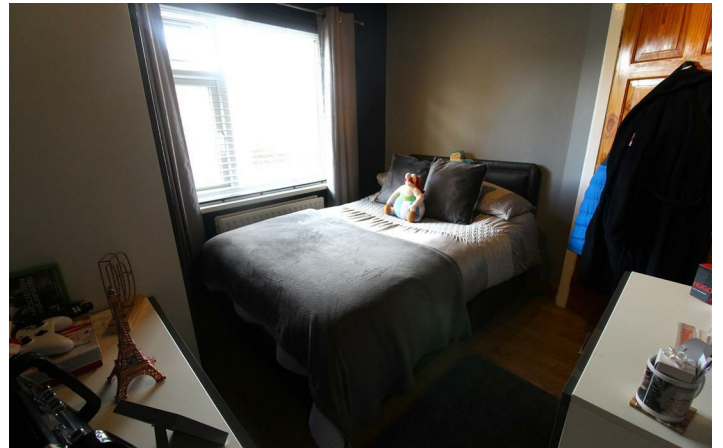
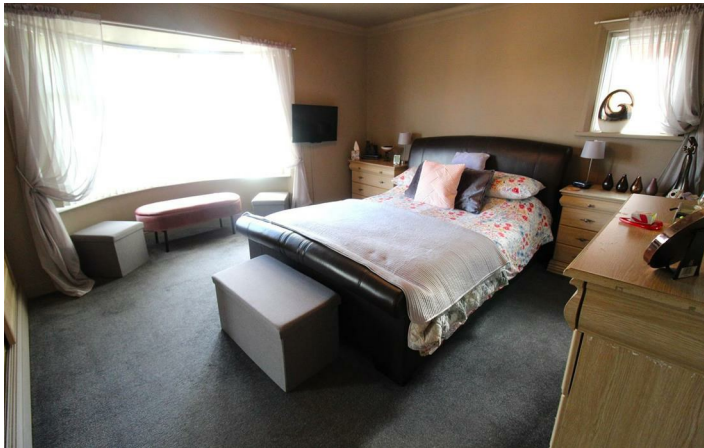
Attic Room

15'8" x 10'3" (4.78 x 3.13)

Skylight to rear and eaves storage. Power and lighting.

EXTERIOR

To the front the property has a paved driveway. To the rear the property is fully enclosed and laid to lawn with a paved patio seating area. Garden shed with power and lighting.



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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