



17 Hanley Road

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

Lets go up HANLEY duck!!! But on route make sure you pass by this spacious semi on HANLEY Road! Beautifully presented throughout the accommodation comprises a large lounge/diner, modern fitted kitchen, conservatory and downstairs W.C. To the first floor you will find two double bedrooms, office/study and family bathroom. Externally the property benefits from a driveway with ample off road parking and to the rear the garden is paved with a lawned area and brick built summerhouse. Located in the sought after area of Sneyd Green close to local amenities, schooling and the popular Central Forest Park featuring a lake with walkways and a skate park with playground. Sold with no upward chain, I tell yer this!! Get a viewing booked before its gone duck! Call today.

£184,950

17 Hanley Road

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



- WELL PRESENTED SEMI DETACHED PROPERTY

- CONSERVATORY & DOWNSTAIRS W.C

- OFF ROAD PARKING

- LARGE LOUNGE/DINER

- TWO DOUBLE BEDROOMS PLUS OFFICE/STUDY

- FULLY ENCLOSED REAR GARDEN PLUS SUMMERHOUSE

- FITTED KITCHEN

- FAMILY BATHROOM

- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

8'0" x 2'5" (2.45 x 0.74)

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

Entrance Hall

14'3" x 5'11" (4.36 x 1.81)

A double glazed entrance door leads from the porch. Stairs lead to the first floor with an under stairs storage cupboard housing the central heating boiler with a double glazed window to the side. Tiled flooring and radiator.

Lounge/Diner

26'6" x 10'9" (8.10 x 3.29)

A double glazed bay window overlooks the front aspect and double glazed sliding patio doors lead into the rear conservatory. Television point and two radiators. Space for table and chairs.

Kitchen

8'7" x 5'11" (2.64 x 1.81)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless sink unit and side drainer.

Coordinating work surface areas and tiled walls. Integrated electric oven and gas hob with cooker hood above. Space and plumbing for washing machine. Tiled flooring.

Conservatory

12'9" x 6'5" (3.90 x 1.97)

A UPVC conservatory with double glazed windows to the side and rear aspect and an upvc access door leading out to the rear garden.

W.C

3'2" x 2'11" (0.97 x 0.90)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and wash hand basin.

FIRST FLOOR

First Floor Landing

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

Bedroom One

12'1" x 10'10" (3.69 x 3.32)

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

Bedroom Two

10'10" x 10'9" (3.31 x 3.29)

A double glazed window overlooks the front aspect.

Nursery/Office

5'10" x 4'3" (1.78 x 1.30)

A double glazed window overlooks the front aspect. Television point. Please take note of the room measurements for this room.

Bathroom

8'7" x 5'9" (2.63 x 1.76)

A double glazed window overlooks the side and rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Ladder style towel radiator.

EXTERIOR

To the front there is a paved driveway leading to double gates. To the rear the garden is laid to lawn with a paved patio sitting area and summer house.

Summerhouse

Double glazed doors to the front coupled with a double glazed window. Power and lighting.



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
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	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	

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