



46 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 cause I have the perfect semi detached house to end that searching nightmare! Sitting in a fantastic corner plot this spacious two bedroom semi detached is ready and waiting for you to move in. The accommodation comprises a lounge, kitchen, conservatory, cloakroom and two double bedrooms and bathrooms. Externally the property benefits from a tarmacadam driveway, lawned spread round the front and side of the property and paved patio areas. Located in the popular area of Sneyd Green, close to local amenities, commuter links to the main town centre, excellent schooling and within walking distance to the popular Central Forest Park; featuring a lake with walkways and a skate park with playground. Don't get stuck at the Crossroads, I have pointed you in the right direction all you need now is to book a viewing.

£129,950

46 Crossway Road

Sneyd Green, Stoke on Trent, ST6 2NE



- SEMI DETACHED PROPERTY ON A GOOD SIZED CORNER PLOT
- CLOAKROOM
- LARGE CORNER PLOT WITH OFF ROAD PARKING
- VIEW IT WHILE ITS AVAILABLE!
- GOOD SIZED LOUNGE
- TWO DOUBLE BEDROOMS
- NO UPWARD CHAIN
- KITCHEN AND CONSERVATORY
- BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

6'7" x 4'3" (2.01 x 1.30)

A door to the side aspect and UPVC window to the side aspect. Stairs to the first floor, radiator and wall light.

Cloakroom

4'11" x 3'1" (1.52 x 0.94)

A UPVC window to the side aspect. low level W.C. Radiator and tiled flooring.

Lounge

15'1" x 14'4" (4.61 x 4.37)

A UPVC bay window to the front aspect and UPVC window to the side aspect. Gas fireplace and two radiators. Television point and telephone line.

Kitchen

11'6" x 8'11" (3.51 x 2.74)

A UPVC door to the rear aspect and UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas

and partly tiled walls. Space for a gas cookers and plumbing for a washing machine. Space for a fridge/freezer. Radiator and cupboard housing combi boiler. Door to under stair storage cupboard.

Conservatory

9'1" x 8'0" (2.77 x 2.46)

UPVC patio doors to the side aspect and UPVC windows to the side and rear aspects. UPVC construction, light, tiled flooring and gas wall heater. Plumbing for a dish washer.

FIRST FLOOR

Landing

6'2" x 5'5" (1.88 x 1.67)

Stairs from the ground floor. Storage cupboard.

Bedroom One

15'0" x 12'5" (4.59 x 3.79)

A UPVC bay window to the front aspect. Fitted wardrobes, radiator and television point. Storage cupboard.

Bedroom Two

12'0" x 9'3" (3.67 x 2.82)

A UPVC window to the rear aspect. Radiator.

Bathroom

6'5" x 5'4" (1.97 x 1.65)

A UPVC window to the rear aspect. Fitted with a suite comprising bath with mixer tap and shower head, wash hand basin and low level W.C. Partly tiled walls and radiator. Loft hatch access.

EXTERIOR

The property sits on a corner plot, the garden is fully enclosed with a paved patio and lawn. Mature hedge borders and a tarmac drive. Greenhouse and garden shed.

Council Tax Band

Council Tax Band B.

Purchaser should seek confirmation prior to completion



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.
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

