



46 West Crescent

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

All aboard! It's time to set sail, get out your compass and set the co-ordinates for WEST because upon the horizon there is a stunning semi detached property on WEST Crescent waiting to be discovered. Beautifully maintained throughout by its current owners, this property is move in ready, boasting a large lounge/diner complete with log burner, conservatory, modern fitted kitchen, three good sized bedrooms and a contemporary family bathroom. Externally there is off road parking to the front and a landscaped rear garden that is fully enclosed. The co-ordinates are set, the captain has set sail and West Crescent is in our sights, we will see you there. Avoid disappointment and book your viewing today.

Offers in excess of £164,950

46 West Crescent

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- BEAUTIFUL SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- IDEAL FAMILY HOME
- LARGE LOUNGE/DINING AREA
- THREE GOOD SIZED BEDROOMS
- POPULAR LOCATION
- STUNNING CONSERVATORY
- SPACIOUS FAMILY BATHROOM
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

15'7" x 5'8" (4.77 x 1.74)

Double glazed door to the front aspect.

Door leading to under stair storage

cupboard housing boiler. Radiator and tiled flooring.

Lounge/ Dining Area

23'11" x 10'5" (7.29 x 3.18)

Double glazed window to the front aspect and double glazed patio doors to the rear aspect. Log burner and two radiators.

Television point, Laminate flooring.

Kitchen

16'9" x 6'0" (5.13 x 1.85)

A double glazed window to the side aspect and double glazed door to the rear aspect. Fitted with a range of wall and base storage units with inset one and a half bowl sink and drainer plus work surface areas. Integrated appliances

include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and dish washer. Space for a fridge/freezer, radiator and tiled flooring.

Conservatory

12'9" x 9'5" (3.91 x 2.88)

A UPVC construction with tiled flooring and radiator.

FIRST FLOOR

Landing

7'5" x 5'8" (2.27 x 1.73)

A double glazed window to the side aspect.

Bedroom One

11'8" x 9'3" (3.57 x 2.84)

A double glazed window to the front aspect. Fitted wardrobes, radiator and laminate flooring.

Bedroom Two

12'3" x 10'5" (3.75 x 3.19)

Double glazed window to the rear aspect.

Fitted wardrobes, laminate flooring and laminate flooring.

Bedroom Three

8'5" x 5'8" (2.58 x 1.73)

A double glazed window to the front aspect. Fitted wardrobes and radiator.

Bathroom

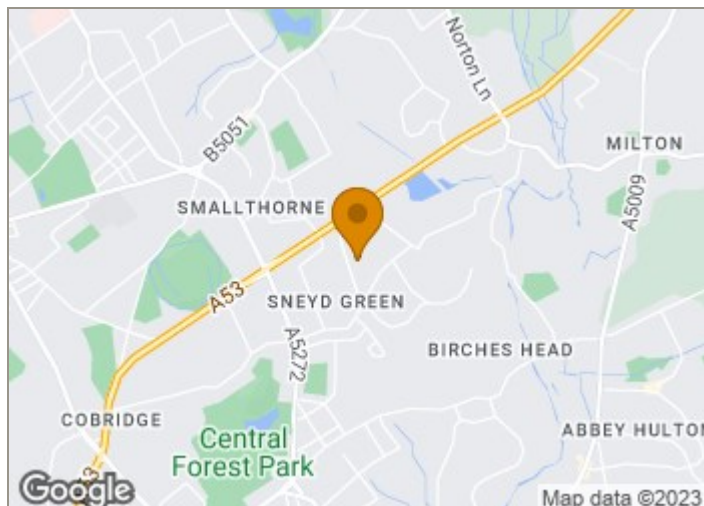
7'5" x 5'6" (2.28 x 1.69)

Double glazed window to the rear aspect.

Fitted with a suite comprising bath with mixer tap, wash hand basin and low level W.C. Shower cubicle, tiled walls. Heated towel rail and ceiling spotlights.

Exterior

The front of the property offers off road parking for two vehicles. To the rear there is a partly lawned and slate garden. Featuring a pond and two sheds.



Directions



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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