

47 Abbotts Drive

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

The whistle blows and the team is raring to go! Abbotts Drive have put a great starting line up out. The defence is strong having a spacious lounge/diner, and the mid field is well equipped with a modern fitted breakfast kitchen with integrated appliances. The strikers don't disappoint with three good sized bedrooms and the super substitute offers a contemporary family bathroom. The pitch might not be the size of Wembley but it surely gives it a run for its money with a driveway to the front and a lawned rear garden with Indian stone paved patio and raised decked seating area. The final whistle blows, no need for extra time or penalties we have a clear winner and its this superb semi detached property on Abbotts Drive! Call today to book your viewing.

£195,000

47 Abbotts Drive

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



- **IMMACULATELY PRESENTED SEMI DETACHED**
- **THREE BEDROOMS**
- **ENCLOSED REAR GARDEN WITH INDIAN STONE PATIO AREA**
- **LARGE LOUNGE/DINER**
- **CONTEMPOARY FAMILY BATHROOM**
- **POPULAR LOCATION**

GROUND FLOOR

Entrance Hall

14'2" x 5'11" (4.34 x 1.81)

The property has a composite entrance door to the front aspect. Laminate flooring. Under stairs storage cupboard with plumbing for washing machine and wall mounted central heating boiler. Stairs leading to the first floor. Radiator.

Lounge/Diner

23'9" x 10'10" (7.25 x 3.31)

A double glazed window overlooks the front aspect, coupled with double glazed patio doors leading out to the rear. Electric feature fire and television point. Laminate flooring and two radiators.

Kitchen

17'2" x 7'5" (5.25 x 2.28)

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

surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above. Integrated appliances include fridge/freezer, dishwasher and microwave. Ceiling spotlights and laminate flooring. Radiator.

FIRST FLOOR

First Floor Landing

6'3" x 5'11" (1.93 x 1.81)

A double glazed window overlooks the side aspect.

Bedroom One

13'5" x 10'10" (4.10 x 3.32)

A double glazed bay window overlooks the front aspect. Loft access hatch and radiator.

Bedroom Two

11'5" x 10'10" (3.49 x 3.31)

A double glazed window overlooks the rear aspect. Radiator.

- **MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **OFF ROAD PARKING**
- **EARLY VIEWING A MUST**

Bedroom Three

7'2" x 5'11" (2.20 x 1.81)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'10" x 5'9" (2.40 x 1.76)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising double shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Vertical height radiator.

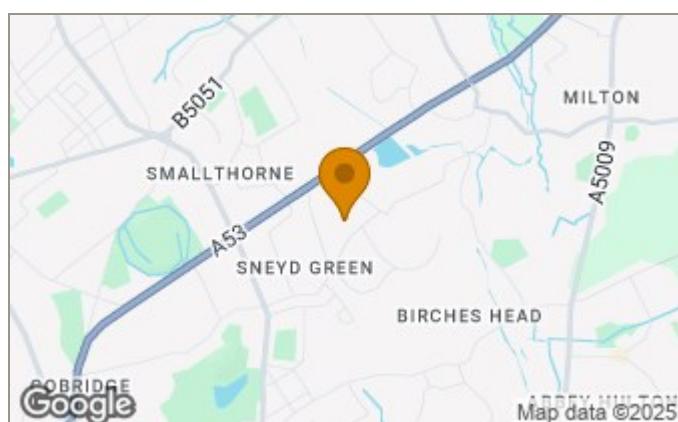
EXTERIOR

To the front the property has a driveway and raised gravelled frontage. To the rear the garden is fully enclosed and laid with an Indian stone paved patio area, with lawn and decked seating area.

Outbuilding

19'5" x 4'7" (5.92 x 1.40)

A composite door to the front and the side. Power and lighting.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, minor omissions, omissions, 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 ©2025

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			83
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	