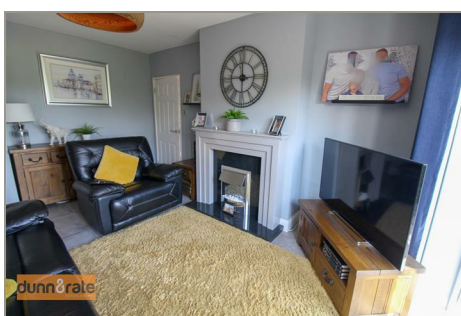




78 Bouverie Parade

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

Don't let anyone rain on your PARADE, when searching for the ideal property! Because I have the perfect property that will have you dancing with delight in the rain! Bouverie PARADE is a stunning semi detached property, with gorgeous open views to the rear. The immaculate accommodation on offer comprises a lounge, modern fitted kitchen/diner, two double bedrooms with the master bedroom having a Juliet balcony to admire that open view to the rear and a contemporary family bathroom. Externally the property benefits from ample off road parking to the front and fully enclosed low maintenance rear garden with access directly onto the open fields. The garden is complete with a large brick built shed with power and lighting. Located in the popular area of Sneyd Green, close to local amenities, schooling and open walkways. Don't let the PARADE finish before you have had time to enjoy it, call today to book a viewing.

Offers in the region of £150,000

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



- STUNNING SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION
- BEAUTIFUL OPEN VIEWS TO THE REAR
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- LOUNGE
- JULIET BALCONY WITH OPEN VIEWS TO THE MASTER BEDROOM
- LOW MAINTENANCE REAR GARDEN

GROUND FLOOR

Entrance Hall

4'5" x 3'4" (1.36 x 1.02)

The property has a double glazed access door to the front aspect. Stairs leading to the first floor. Radiator.

Lounge

15'3" x 11'2" (4.65 x 3.41)

Double glazed patio doors lead out to the rear garden. Fireplace housing gas fire. Television point and radiator.

Kitchen/Diner

17'10" x 10'0" (5.45 x 3.07)

A double glazed window overlooks the front and rear aspect coupled with a double glazed door to the side access. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated double electric oven, gas hob and cooker hood above. Space and plumbing for washing machine and tumble dryer. Breakfast bar seating area and television point. Under stairs storage cupboard and radiator.

First Floor Landing

A double glazed window overlooks the side aspect. Airing cupboard housing hot water cylinder. Loft access hatch.

Bedroom One

17'10" x 8'2" (5.45 x 2.51)

A double glazed window overlooks the front aspect and a double glazed doors lead out onto a Juliet balcony with open views to the rear. Fitted with a range of wardrobes with storage cupboards up and over the bed space. Television point and radiator.

Bedroom Two

10'2" x 9'8" (3.11 x 2.97)

A double glazed window overlooks the rear aspect. Fitted wardrobes with sliding mirrored doors. Radiator.

Bathroom

7'9" x 5'5" (2.37 x 1.66)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand basin. Partly tiled walls and ladder style towel radiator.

EXTERIOR

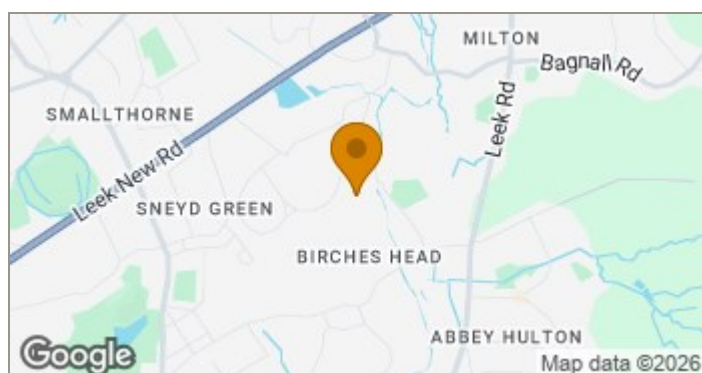
To the front the property has a large gravelled driveway with flower bed borders and an access gate to the side of the property leads to the rear garden. To the rear the property has a large paved patio seating area with steps leading down to a gravelled area and artificial lawn. The garden is framed with flower bed borders and panelled fencing with a beautiful back drop onto open fields.

Shed

16'7" x 8'2" (5.08 x 2.50)

A brick built garden shed with double glazed doors to the front and a double glazed window to the rear aspect. Power and lighting and fitted with base units and work surface areas. Space for fridge/freezer.

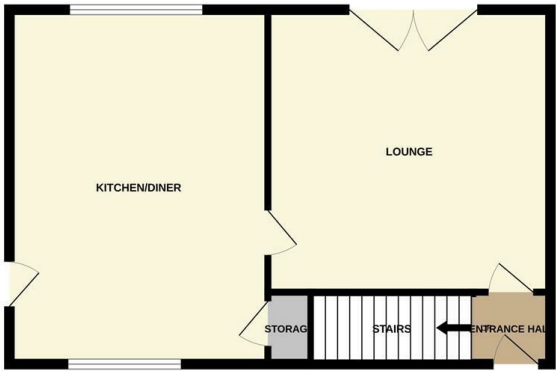
FIRST FLOOR





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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