



## 103 Milton Road

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

Say what you see! If you see it, say it! No need for gimmicks or Catchphrases here this beautiful semi detached property in the popular area of Sneyd Green speaks for itself. Spacious accommodation and move in ready this well presented property is not one to be missed. The property comprises, a large lounge/diner, modern fitted kitchen with granite work surfaces, three bedrooms and contemporary family bathroom. Externally the property benefits from ample off road parking to the front and a garage. To the rear the property has an extremely sizeable garden, laid to lawn with raised sleeper bed borders, patio seating area and a vegetable patch. Located in the popular area of Sneyd Green, close to local amenities, excellent schooling and commuter links to the main town centre. So get your hands on your buzzers as Mr Chips is about to deliver you the all important number.... call us today to book your viewing to avoid disappointment.

**£194,950**

# 103 Milton Road

## Sneyd Green, Stoke-On-Trent, ST1 6HF



- IMMACULATELY PRESENTED SEMI DETACHED
- THREE BEDROOMS
- SIZEABLE REAR GARDEN LAID TO LAWN
- GROUND FLOOR
- POPULAR LOCATION
- LARGE LOUNGE/DINER WITH BAY WINDOW
- CONTEMPORARY FAMILY BATHROOM
- MODERN FITTED KITCHEN WITH GRANITE WORKTOPS
- AMPLE OFF ROAD PARKING & GARAGE
- CLOSE TO LOCAL AMENITIES

### Entrance Porch

6'5" x 2'6" (1.97 x 0.78)  
The property has a double glazed entrance door to the front aspect coupled with double glazed windows to the front.

### Entrance Hall

11'5" x 6'3" (3.49 x 1.91)  
A wooden glazed entrance door leads from the porch with stained glazed windows to the side. Radiator. Stairs leading to the first floor.

### Open Plan Lounge/Diner

#### Lounge

15'6" x 10'10" (4.74 x 3.31)  
A double glazed bay window overlooks the rear aspect. Fireplace housing gas fire. Television point. Radiator.

#### Dining Room

12'7" x 10'9" (3.86 x 3.29)  
A large double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Radiator.

#### Kitchen

12'9" x 7'8" (3.89 x 2.36)  
A double glazed window overlooks the side aspect

with a double glazed door leading out to the rear aspect. Fitted with a range of wall and base storage units with inset belfast sink and granite work surface areas. Integrated electric oven, gas hob and cooker hood above. Space and plumbing for fridge/freezer and dishwasher. Wall mounted central heating boiler. Radiator.

### FIRST FLOOR

#### First Floor Landing

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

#### Bedroom One

12'11" x 8'10" (3.95 x 2.71)  
A double glazed window overlooks the front aspect. Fitted with a range of wardrobes with sliding mirrored doors. Radiator.

#### Bedroom Two

10'11" x 10'9" (3.33 x 3.30)  
A double glazed window overlooks the rear aspect. Airing cupboard housing hot water cylinder. Television point. Radiator.

#### Bedroom Three

8'10" x 6'3" (2.71 x 1.93)  
A double glazed window

overlooks the front aspect. Radiator.

### Bathroom

6'3" x 5'11" (1.91 x 1.82)  
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Ladder style towel radiator.

### EXTERIOR

To the front the property benefits from a large paved driveway with flower bed borders and access to the garage. To the rear the garden is fully enclosed and has a large paved patio seating area, lawn with raised sleeper flower beds. To the rear end of the garden there is a raised vegetable planters, greenhouse and garden shed. There is brick built storage attached to the house and a side access door leading into the garage.

### Garage

Up and over door to the front and a rear access door leading into the garden. The garage has power connected.



## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			78
(81-91) B			
(69-80) 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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC