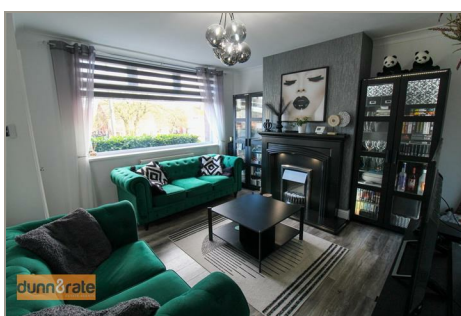




62 Berwick Road

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

Don't worry about a thing! Because every little thing is going to be alright! In the soulful sounds of Bob Marley, let me take the stress and strain from finding that perfect property away from you, as I have the solution! And that is BERWICK ROAD, a stunningly, spacious town house in Sneyd Green. Immaculately presented throughout and looking for a new owner, the accommodation on offer comprises a large lounge, modern fitted kitchen/diner, three double bedrooms (yes you heard right that's three doubles) and a contemporary family bathroom. Externally the rear garden has been beautifully landscaped for you, with paved patio areas, a lush lawn and a raised decked seating area. Located in the popular area of Sneyd Green close to local amenities, schooling, canal towpaths and commuter links to the main town centre. Like I said, don't worry everything is sorted for you, all that's left to do is book a viewing and see for yourself!

£174,950

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



- STUNNING MID TOWN HOUSE
- MODERN FITTED KITCHEN/DINER
- LANDSCAPED REAR GARDEN
- SOLD WITH NO UPWARD CHAIN
- IMMACULATELY PRESENTED
- THREE DOUBLE BEDROOMS
- POPULAR LOCATION
- STYLISH LOUNGE
- CONTEMPORARY BATHROOM
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Hall

3'9" x 3'2" (1.15 x 0.99)

The property has a composite entrance door to the front aspect. Stairs fitted with lights lead to the first floor. Radiator.

Lounge

12'11" x 12'4" (3.94 x 3.76)

A large double glazed window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator.

Kitchen/Diner

15'8" x 9'6" (4.79 x 2.91)

A double glazed window overlooks the rear aspect, coupled with double glazed patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas, with integrated electric oven and hob and cooker hood above. Space for fridge/freezer and space and plumbing for a washing machine. Under stairs storage

cupboard. Wall mounted central heating boiler. Ceiling spotlights and radiator. Space for table and chairs.

FIRST FLOOR

First Floor Landing

Loft access hatch, with power and lighting and pull down ladder.

Bedroom One

12'0" x 9'0" (3.68 x 2.76)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Two

10'4" x 8'7" (3.16 x 2.63)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Three

9'1" x 7'9" (2.79 x 2.38)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bathroom

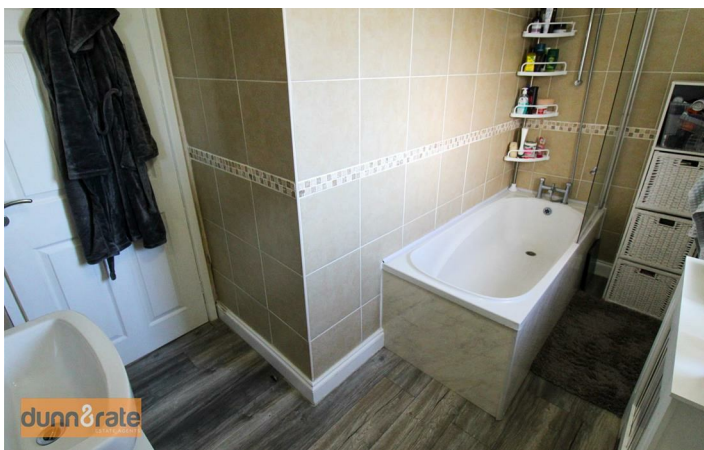
10'5" x 7'3" (3.18 x 2.21)

A double glazed window

overlooks the front aspect. An L-shaped bathroom, fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls, extractor fan and radiator.

EXTERIOR

To the front the property has steps leading to the entrance door and is laid to lawn. To the rear, the garden is landscaped and tiered with an Indian stone paved patio area and steps leading to a lawned area, with flower bed borders. The rear has a power supply with LED lighting. At the rear end of the garden there is a raised decked seating area with garden shed. The garden is fully enclosed by panelled fencing with a side access gate leading to the frontage.



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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