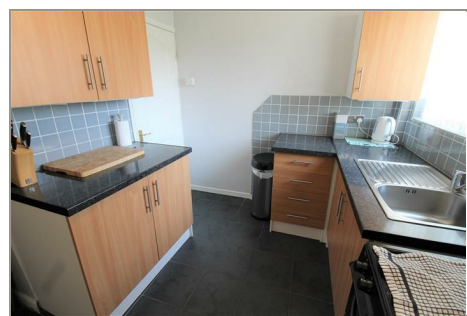




38 Abbotts Drive

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

SIGNED, SEALED, DELIVERED I'M YOURS!!!! And it could be as simple as that, if you manage to bag yourself this spacious semi detached property on Abbotts Drive. This semi detached property comprises of a lounge, dining room, kitchen, utility room, three good sized bedrooms and a family bathroom. Externally the property benefits from ample off road parking, integral garage and a low maintenance rear garden. Located in the popular area of Sneyd Green close to local amenities and commuter links to the main town centre. So ooh baby here I am, signed, sealed delivered and I'm yours with NO UPWARD CHAIN!!! Call today to book your viewing.

£175,000

38 Abbots Drive

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



- SPACIOUS SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- GREAT LOCATION
- GOOD SIZED LOUNGE
- LARGE REAR GARDEN
- SOLD WITH NO UPWARD CHAIN!
- FITTED KITCHEN AND UTILITY
- OFF ROAD PARKING AND GARAGE

GROUND FLOOR

Entrance Hall

16'4" x 5'7" (4.99 x 1.72)

A double glazed window to the front aspect. Door to understairs storage cupboard. Radiator. Stairs to first floor.

Lounge

13'10" x 10'4" (4.22 x 3.17)

A double glazed bay window to the front aspect. Electric fireplace. Radiator. TV point.

Dining Room

11'10" x 10'5" (3.62 x 3.18)

Double glazed patio doors overlook the rear aspect. Radiator.

Kitchen

10'6" x 8'11" (3.22 x 2.73)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas with partly tiled walls and fully tiled floors. Space

for fridge/freezer and gas cooker.

Utility Room

8'4" x 4'2" (2.56 x 1.29)

A UPVC door to the rear aspect. Coordinating work surface areas with fully tiled walls. Plumbing and space for washing machine and dishwasher. Space for tumble dryer. Wall mounted central heating boiler.

FIRST FLOOR

Landing

8'11" x 5'8" (2.72 x 1.74)

Stairs from first floor. Loft access.

Bedroom One

14'7" x 10'5" (4.46 x 3.19)

A double glazed bay window to the front aspect. Radiator. Telephone point.

Bedroom Two

11'10" x 10'9" (3.62 x 3.28)

A double glazed window to the rear aspect. Radiator. Loft hatch access.

Bedroom Three

8'9" x 7'10" (2.69 x 2.39)

A double glazed window to the rear aspect. Radiator. Storage cupboard housing hot water tank.

Bathroom

6'5" x 5'6" (1.97 x 1.70)

A double glazed window to the front aspect. Fitted with a suite comprising a bath with shower over, wash hand basin and low level W.C. Fully tiled walls. Vertical towel radiator.

EXTERIOR

To the front of the property there is block paved driveway. The rear has an enclosed garden with lawn, paved patio and greenhouse.

Garage

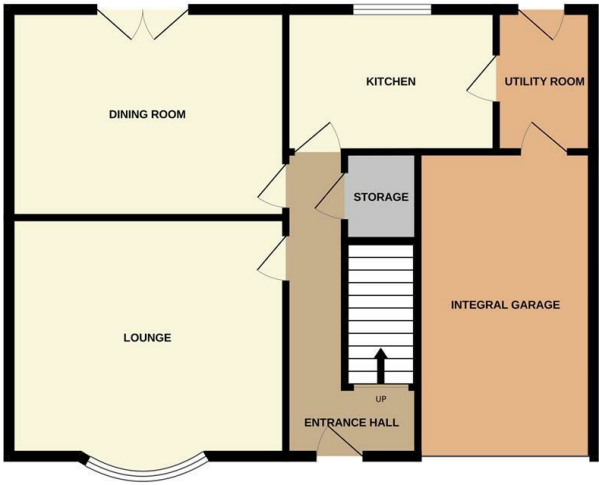
16'4" x 7'8" (4.98 x 2.34)

Double doors to the front. Light and power.



Floor Plan

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 sq.m.) approx.
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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC