



86 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. Immaculate throughout this semi detached property comprises of a lounge, large kitchen/diner, W.C, three bedrooms and a family bathroom. Externally the property benefits from ample off road parking 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.

Asking price £137,000

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- SPACIOUS SEMI DETACHED
- CLOAKROOM/UTILITY AREA
- LARGE DRIVEWAY & GARAGE
- EARLY VIEWING A MUST
- LOUNGE
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- KITCHEN/DINER
- FAMILY BATHROOM
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

Double glazed double doors lead into the entrance porch, couple with double glazed windows to the side.

Entrance Hall

A double glazed entrance door leads from the porch. Radiator. Stairs leading to the first floor.

Lounge

16'2" x 12'6" (4.93 x 3.83)

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

Kitchen/Diner

16'7" x 10'6" (5.06 x 3.22)

Two double glazed windows overlook the side and rear aspect. 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. Electric cooker point. Space for fridge and freezer. Under stairs storage cupboard. Wall mounted central

heating boiler. Radiator. Space for table and chairs.

Rear Hall/Utility Area

A double glazed door leads out to the rear garden. Space and plumbing for washing machine and tumble dryer.

Cloakroom

3'10" x 3'2" (1.19 x 0.99)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin with tiled splash back. Extractor fan and radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

13'10" x 8'0" (4.23 x 2.44)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes and storage up and over the bed space. Radiator.

Bedroom Two

9'8" x 10'7" (2.95 x 3.23)

A double glazed window overlooks the rear aspect. Fitted wardrobe and storage cupboard. Radiator.

Bedroom Three

9'11" x 6'5" (3.03 x 1.96)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'4" x 5'10" (2.25 x 1.80)

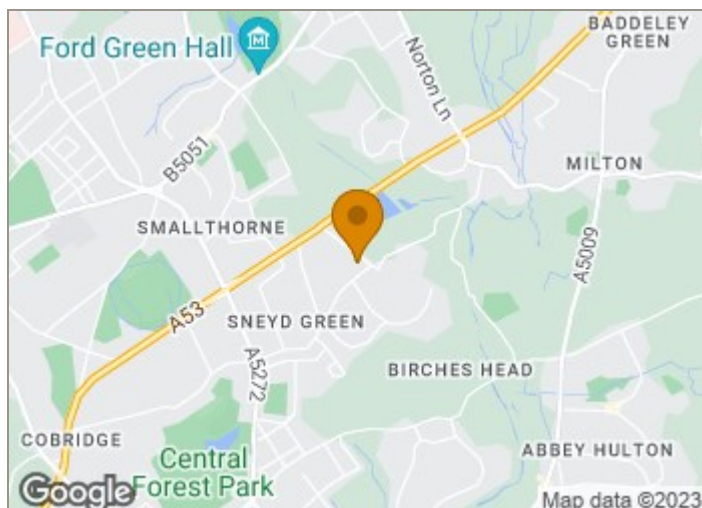
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls. Loft access hatch and radiator.

Exterior

To the front there is a long driveway leading down the side of the property and steps lead to the entrance door. To the rear the garden is laid to artificial lawn and panelled fencing.

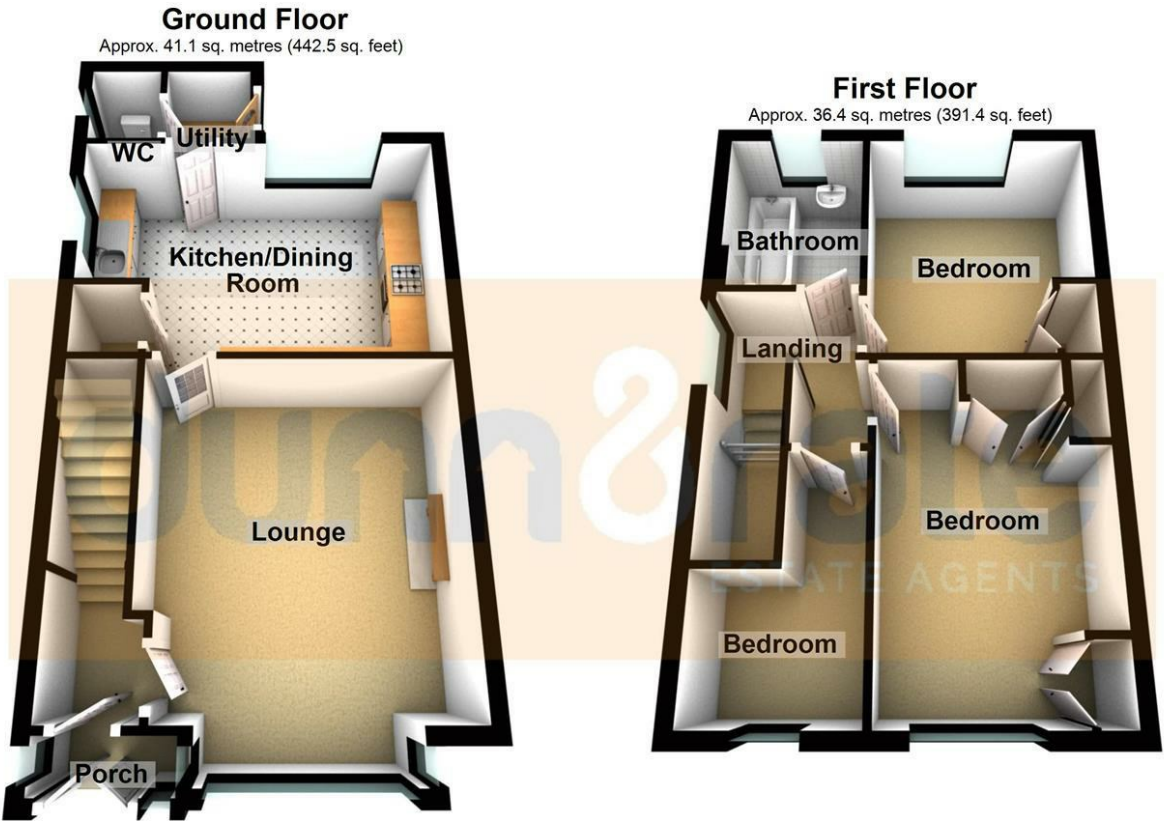
Garage

Detached garage with up and over door. Power and lighting.





Floor Plan



Total area: approx. 77.5 sq. metres (833.9 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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