



104 Milton Road

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

A Home isn't just bricks and mortar, it's a feeling, a comfort, a safe haven, a place for creating memories and relaxing and I have just the new home to make your own. The accommodation on offer comprises a large lounge, kitchen, conservatory, two bedrooms and bathroom to the ground floor. To the first floor you will find two further bedrooms and W.C. Externally, the property benefits from off road parking and a detached garage. To the rear there is a paved patio area and lawned garden with gates for access. Located on Milton Road, Sneyd Green, it is the ideal location to local amenities and commuter links to the main town centre of Hanley. Are you ready to set up Home? Call today to book a viewing.

£245,000

104 Milton Road

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



- SPACIOUS DETACHED DORMA BUNGALOW
- TWO BEDROOMS TO THE GROUND FLOOR
- OFF ROAD PARKING AND ENCLOSED GARDEN
- POPULAR LOCATION, CLOSE TO SCHOOLING AND CITY CENTRE
- LOUNGE/DINER AND CONSERVATORY
- CONTEMPORARY BATHROOM SUITE
- DETACHED GARAGE
- FITTED KITCHEN
- TWO BEDROOMS TO THE FIRST FLOOR
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

5'8" x 2'0" (1.75 x 0.61)

UPVC double doors to the front aspect. Tiled flooring.

Entrance Hall

13'6" x 5'10" (4.12 x 1.80)

Door to the front aspect. Radiator and stairs to the first floor.

Lounge

27'3" x 11'10" (8.33 x 3.61)

UPVC bay window to the front aspect. UPVC windows to the side aspect. Gas fireplace and two radiators. Wall lights and television point.

Kitchen

17'1" x 6'2" (5.21 x 1.89)

UPVC windows to the side and rear aspect. Fitted with a range of wall and base storage units with inset asterite sink and drainer. Coordinating work surface areas. Integrated appliances include gas oven and gas hob with cooker hood above. Fridge/freezer and washing machine. Radiator and wall mounted combi boiler. Tiled flooring.

Conservatory

14'7" x 9'8" (4.46 x 2.96)

UPVC patio doors to the rear aspect and UPVC windows to the rear and side aspect. Two radiators and tiled flooring.

Bedroom Three

15'4" x 11'10" (4.69 x 3.63)

UPVC bay window to the front aspect. Radiator.

Bedroom Four

11'10" x 11'6" (3.61 x 3.51)

UPVC patio doors to the rear aspect. Radiator.

Bathroom

7'10" x 5'8" (2.41 x 1.74)

UPVC window to the rear aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower above. Wash hand basin and low level W.C. Fully tiled walls and vertical radiator. Tiled flooring.

FIRST FLOOR

Landing

8'7" x 7'4" (2.62 x 2.25)

Stairs from the ground floor.

Bedroom One

12'4" x 11'10" (3.77 x 3.63)

UPVC window to the front aspect.

Radiator and door to storage cupboard.

Bathroom

6'1" x 5'4" (1.87 x 1.63)

Fitted with a wash hand basin and low level W.C.

Bedroom Two

16'7" x 14'11" (5.08 x 4.55)

UPVC window to the front aspect. Door to storage cupboard.

EXTERIOR

To the front of the property there is a paved driveway providing off road parking and lawned garden with hedge borders. To the rear there is a paved patio area and lawned garden with gates for access.

Garage

21'7" x 12'2" (6.60 x 3.71)

An up and over door to the front aspect and door to the side aspect. Fully alarmed with power and light. Plumbing for a washing machine and cold water tap.

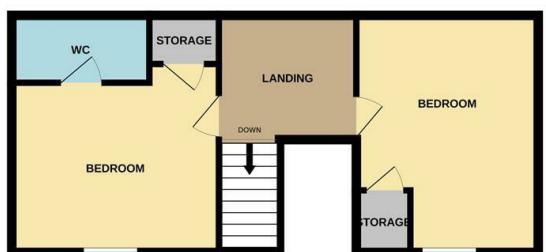


Floor Plan

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		83
(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	

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