



## 193 Milton Road Sneyd Green, Stoke-On-Trent, ST1 6HS

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, three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking to the front. To the rear the property has a sizeable garden with patio and lawned garden. 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.

**£195,000**

# 193 Milton Road

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



- VERY WELL MAINTAINED SEMI DETACHED PROPERTY
- FITTED KITCHEN
- MODERN BATHROOM SUITE
- POPULAR LOCATION, SCHOOLING AND AMENITIES
- LARGE LOUNGE/ DINING ROOM WITH GLASS BALUSTRADE STAIRCASE
- THREE BEDROOMS
- OFF ROAD PARKING AND ENCLOSED LOW MAINTENANCE REAR GARDEN

### GROUND FLOOR

#### Entrance Porch

6'11" x 2'6" (2.11 x 0.78)

Composite door to the front aspect. Tiled flooring.

#### Lounge/Dining Room

22'6" x 18'3" (6.86 x 5.58)

UPVC window and UPVC door to the front aspect. UPVC patio doors to the rear aspect. Wall lights and three radiators. Door to under stair storage cupboard.

#### Kitchen

16'0" x 6'6" (4.88 x 2.00)

UPVC windows to the side and rear aspect. UPVC door to the side aspect. Fitted with a range of wall and base storage units with inset a sterite sink and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine, space for tumble dryer and fridge/freezer. Radiator.

### FIRST FLOOR

#### Landing

7'2" x 5'10" (2.19 x 1.78)

UPVC window to the side aspect. Stairs for the ground floor and loft hatch access.

#### Bedroom One

11'10" x 7'1" (3.61 x 2.17)

UPVC window to the front aspect. Fitted wardrobes, bedside tables and dressing table. Radiator. Doors to storage cupboards.

#### Bedroom Two

11'10" x 7'1" (3.61 x 2.17)

UPVC window to the rear aspect. Radiator.

#### Bedroom Three

7'3" x 5'10" (2.22 x 1.80)

UPVC window to the front aspect. Radiator.

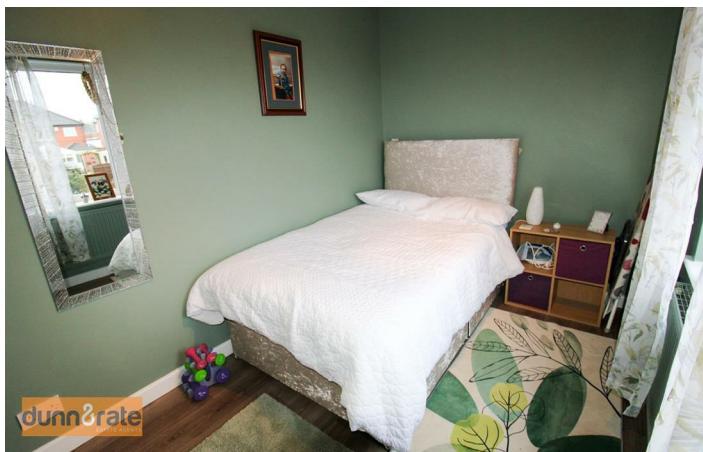
#### Bathroom

6'10" x 5'8" (2.10 x 1.75)

UPVC window to the rear aspect. Fitted with a suite comprising bath with waterfall shower above, vanity wash hand basin and low level W/C. Fully tiled walls and vertical radiator.

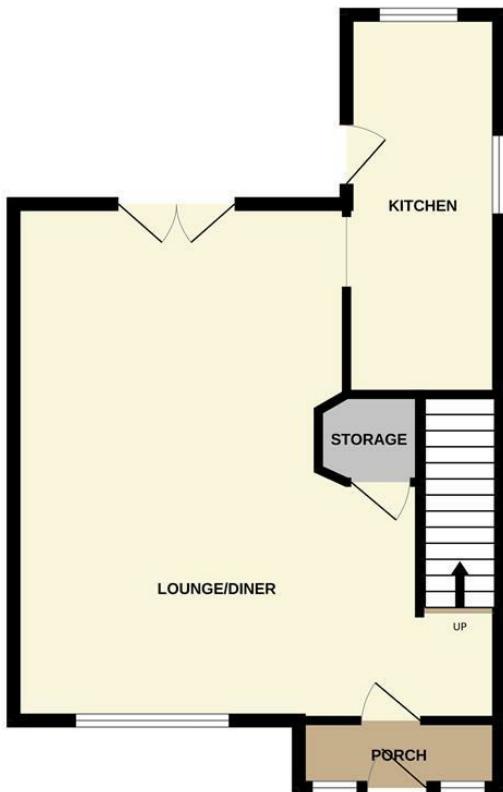
#### EXTERIOR

To the front of the property there is a block paved driveway and garden. Electric charging point. Double gates lead down the side of the property. The rear is fully enclosed with a low maintenance patio and laid to lawn garden. Two sheds.

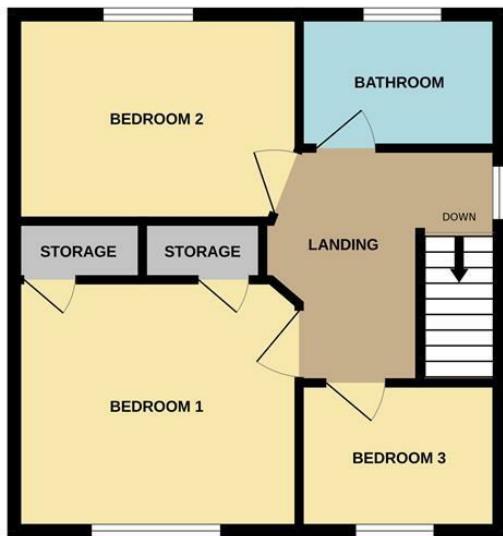


## Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(81-91)	B		
(70-80)	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 <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	