



33 Crossway Road Sneyd Green, Stoke-On-Trent, ST6 2ND

Do you ever feel like your stuck at a CROSSroad when house hunting and don't no which way to turn! Well CROSS over and head over to CROSSway Road cause I have the perfect semi detached house to end that searching nightmare! Beautifully maintained by its current owners the accommodation on offer comprises a large lounge/dining room complete with multi fuel log burner and bay fronted window, modern fitted kitchen, conservatory and a cloakroom make up the ground floor accommodation. To the first floor there are three good sized bedrooms, family bathroom plus an en-suite shower room. Externally the property benefits from off road parking and a garage to the rear. To the rear the garden is fully enclosed and laid to lawn with a decked seating area. Located in the popular area of Sneyd Green, close to local amenities, commuter links to the main town centre, excellent schooling and within walking distance to the popular Central Forest Park; featuring a lake with walkways and a skate park with playground. Don't get stuck at the CROSSroads, I have pointed you in the right direction all you need now is to book a viewing.

£184,950

33 Crossway Road

Sneyd Green, Stoke-On-Trent, ST6 2ND



- IMMACULATE SEMI DETACHED
- CONSERVATORY
- FAMILY BATHROOM PLUS EN-SUITE
- POPULAR LOCATION
- LARGE LOUNGE/DINER WITH MULTI FUEL LOG BURNER
- CLOAKROOM
- OFF ROAD PARKING & GARAGE
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- LANDSCAPED REAR GARDEN

GROUND FLOOR

Entrance Porch

6'3" x 1'6" (1.92 x 0.47)

The property has a double glazed entrance door to the front aspect, coupled with double glazed windows.

Entrance Hall

14'5" x 6'2" (4.41 x 1.89)

A wooden entrance door leads from the porch coupled with stained glass windows. Under stairs storage cupboard. Stairs to the first floor. Radiator.

Cloakroom

5'2" x 2'5" (1.59 x 0.75)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin.

Open Plan Lounge/Dining Room

Lounge Area

12'11" x 10'10" (3.96 x 3.31)

Double glazed sliding patio doors lead into the conservatory. Fire place housing multi fuel log burner and television point. Television point.

Dining Area

11'5" x 10'10" (3.49 x 3.31)

A double glazed bow window overlooks the front aspect. Radiator.

Kitchen

15'3" x 10'10" (4.66 x 3.31)

A double glazed window overlooks the side aspect with an access door leading into the conservatory. 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. Integrated electric oven and gas hob with cooker hood above. Space and plumbing for fridge/freezer, washing machine, dishwasher and tumble dryer. Ceiling spotlights and radiator.

Conservatory

12'11" x 9'8" (3.95 x 2.95)

A UPVC conservatory with double glazed windows to the side and rear aspect coupled with a double glazed access door leading out to the rear garden.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

11'5" x 10'10" (3.49 x 3.31)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

13'0" x 10'10" (3.97 x 3.31)

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

En-Suite

4'10" x 4'6" (1.49 x 1.39)

Fitted with a shower unit and wash hand basin. Tiled flooring, ceiling spotlights, extractor fan and heated towel rail.

Bedroom Three

9'1" x 6'2" (2.77 x 1.90)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

6'9" x 6'1" (2.06 x 1.86)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Heated towel radiator. Loft access hatch.

EXTERIOR

To the front the property has a driveway stretching down the side of the property with an inset lawn with flower bed border. To the rear the garden is fully enclosed with panelled fencing and a side access gate. Paved patio area stepped up to a lawn with stepping stones leading to a raised decked sitting area and a second patio. Flower bed borders and garden shed.

Garage

19'5" x 9'11" (5.94 x 3.04)

A detached garage with up and over door and two windows to the side aspect. Power and lighting.



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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