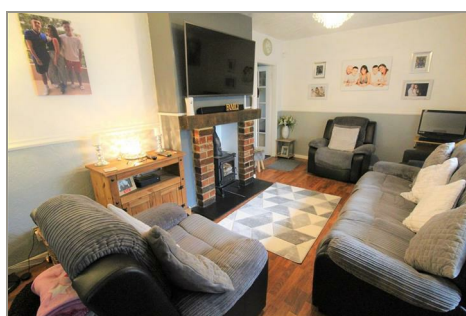




9 Fitzherbert Road Sneyd Green, Stoke-On-Trent, ST1 6JA

The whistle blows and the team is raring to go! Fitzherbert Road have put a great starting line up out. The defence is strong having a spacious lounge with log burner, and the mid field is well equipped with a modern fitted breakfast kitchen with integrated appliances and separate utility room. We have some pace out on the wing in the form of an extra reception room, a beautiful conservatory leading out onto the rear garden. Hatrick!!! The strikers don't disappoint with three double bedrooms and the super substitute offers a contemporary family bathroom. The pitch might not be the size of Wembley but it surely gives it a run for its money with a huge block paved driveway to the front and a artificial lawned rear garden with space for summerhouse. The final whistle blows, no need for extra time or penalties we have a clear winner and its this superb semi detached property on Fitzherbert Road! Call today to book your viewing.

Offers in excess of £129,950

9 Fitzherbert Road

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



- IMMACULATE SEMI DETACHED
- MODERN FITTED KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- SPACIOUS FAMILY HOME
- UTILITY ROOM
- CONTEMPORARY BATHROOM
- LOUNGE WITH LOG BURNER
- CONSERVATORY
- AMPLE OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs to first floor. Radiator.

Lounge

16'2" x 10'4" (4.95 x 3.17)

A double glazed window overlooks the front aspect. Fire place housing log burner. Television point and radiator.

Kitchen/Diner

11'6" x 11'5" (3.51 x 3.48)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit with side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob over with cooker hood above. Integrated fridge/freezer. Breakfast bar. Radiator.

Utility Room

8'3" x 7'10" (2.53 x 2.39)

A double glazed access door leads into

the conservatory coupled with a double glazed window. Space and plumbing for washing machine and tumble dryer. Work surface areas.

Conservatory

10'9" x 9'8" (3.28 x 2.95)

A UPVC double glazed conservatory with windows to the side and rear aspect and doors leading out into the rear garden. Television point and ceiling fan.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

10'11" x 10'4" (3.33 x 3.17)

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

Bedroom Two

13'8" x 8'3" (4.18 x 2.54)

A double glazed window overlooks the rear aspect. Fitted wardrobes, television point and radiator.

Bedroom Three

8'5" x 5'4" (2.57 x 1.63)

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

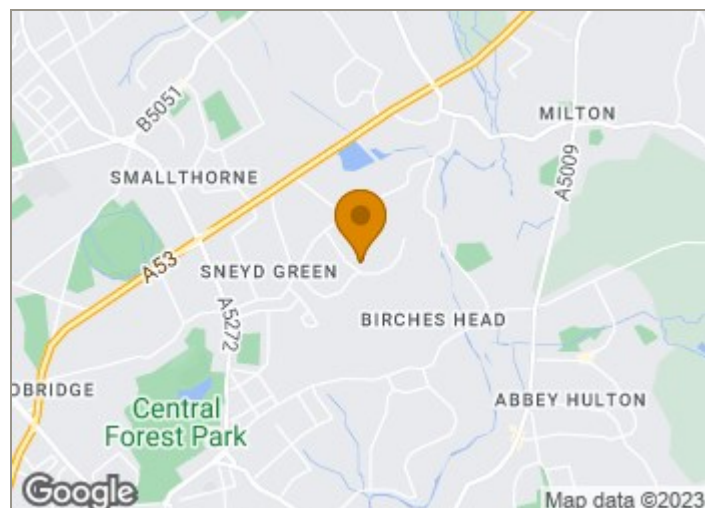
Bathroom

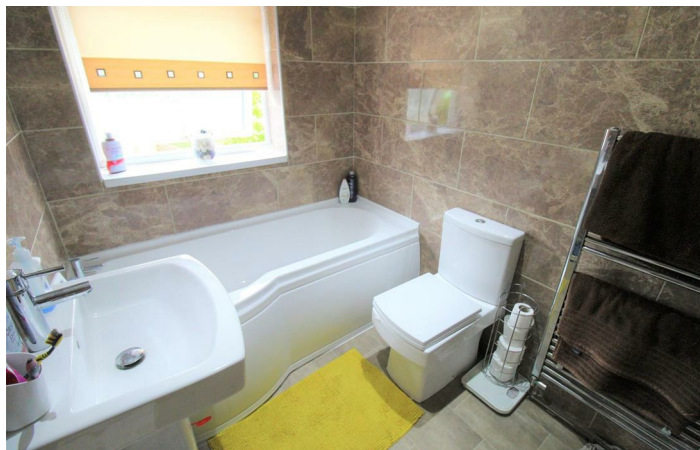
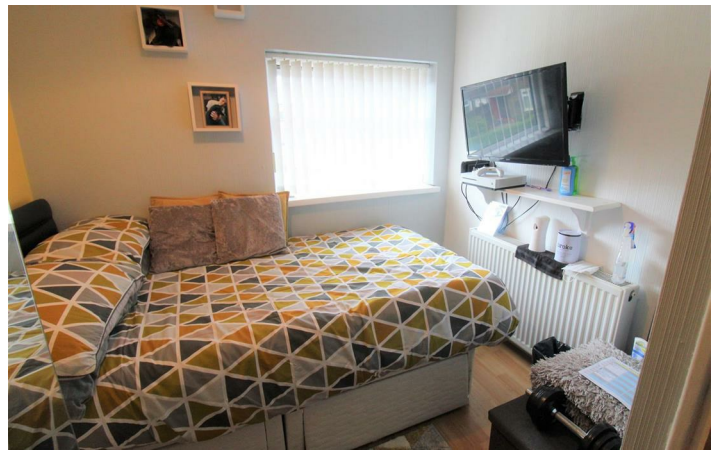
7'6" x 5'5" (2.31 x 1.67)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower cubicle, low level W.C and wash hand basin. Fully tiled walls and heated towel rail. Extractor fan.

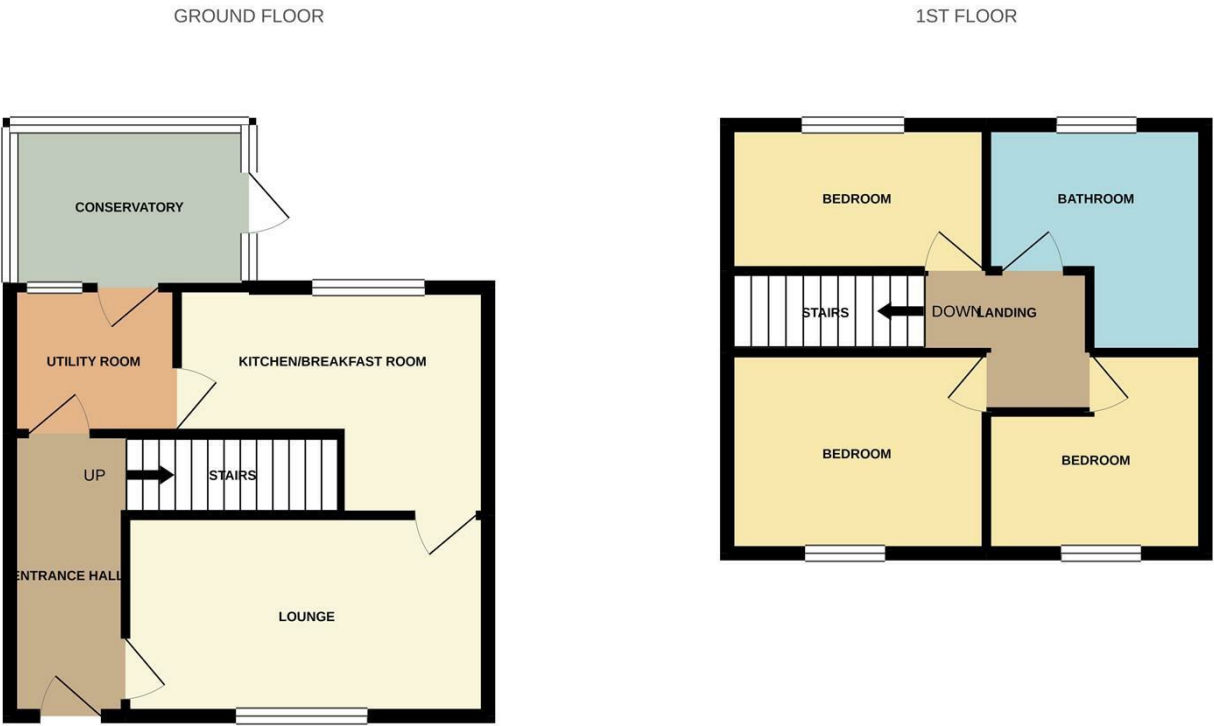
EXTERIOR

To the front there is a large block paved driveway, access gate to the side and hedge border to the front. To the rear and the side the property is paved. Steps lead up to an artificial lawned area with space for a large summerhouse.





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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