



228 Hanley Road

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

They say "Home" isn't a place its a feeling and a house is built from bricks and stone but, it is memories that make a house a home. With that in mind, we have a spacious semi detached property ready and waiting for a new owner to make it a home. Boasting a large lounge, dining room, kitchen, utility area, cloakroom, three bedrooms and shower room, it just needs you to put your stamp on it. Externally, there is off road parking and a detached garage, to the rear the garden is fully enclosed and low maintenance laid to paving. Located in the popular area of Sneyd Green, close to local amenities, schooling and excellent commuter links to the main town centre. Sold with no upward chain its time to make this home one to call your own! Don't delay call us today on 01782 789369.

£150,000

228 Hanley Road

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



- SPACIOUS SEMI DETACHED PROPERTY
- CLOAKROOM
- OFF ROAD PARKING & DRIVEWAY
- NO UPWARD CHAIN
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- KITCHEN & UTILITY AREA
- SHOWER ROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

5'7" x 1'6" (1.71 x 0.47)

The property has double glazed double doors to the side aspect coupled with double glazed windows.

Entrance Hall

10'3" x 3'10" (3.14 x 1.19)

A wooden stained glass entrance door leads from the porch, coupled with a window. Stairs to the first floor. Radiator.

Lounge

13'10" x 11'3" (4.22 x 3.43)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Radiator.

Dining Room

13'7" x 9'11" (4.16 x 3.03)

A double glazed bay window overlooks the front aspect. Electric fire and radiator.

Kitchen

8'3" x 6'3" (2.52 x 1.93)

A double glazed window overlooks the rear aspect. Fitted with a range of base storage units with inset stainless steel sink unit and side drainer. Wall glazed storage units. Work surface areas and a fully tiled walls. Freestanding gas cooker and space for fridge/freezer. Large walk in style pantry cupboard with single glazed window to the rear. Radiator.

Rear Hall

3'2" x 2'9" (0.99 x 0.85)

A double glazed access door leads into the utility area. Large storage cupboard.

Cloakroom

4'0" x 2'9" (1.23 x 0.86)

A single glazed window overlooks the rear aspect. Low level W.C and fully tiled walls.

Lean To Utility Area

8'5" x 6'3" (2.59 x 1.93)

A wooden access door leads out to the rear garden and a wooden single glazed windows overlook the rear aspect. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the rear aspect. Loft access hatch.

Bedroom One

13'8" x 11'3" (4.19 x 3.43)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'7" x 9'10" (3.24 x 3.01)

A double glazed window overlooks the front aspect. Fitted wardrobe. Radiator.

Bedroom Three

9'10" x 6'5" (3.01 x 1.96)

A double glazed window overlooks the front aspect. Radiator.

Shower Room

6'10" x 4'9" (2.10 x 1.46)

A double glazed window overlooks the rear aspect. Fitted with a double shower unit and wash hand basin. Fully tiled walls and storage cupboard housing hot water cylinder. Radiator.

Boiler Room

4'4" x 2'7" (1.34 x 0.80)

A double glazed window overlooks the side aspect. Wall mounted central heating boiler.

EXTERIOR

To the front the property has a paved driveway leading down the side of the property with lawned area with flower bed borders. To the rear the garden is fully enclosed with a hedge border and side access gate. The rear garden is low maintenance and laid to paving with raised flower bed borders and a greenhouse.

Garage

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

Council Tax Band

Council tax band- B

Purchaser should seek confirmation prior to completion



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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