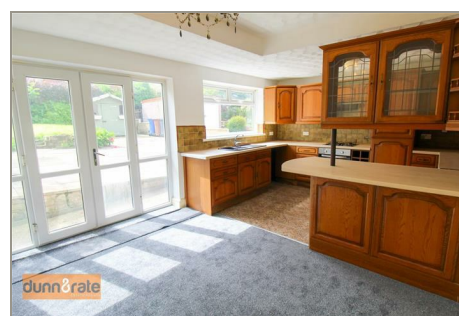




492 Leek New Road

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

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 sold with no upward chain, this well presented property is not one to be missed. The property comprises, a large lounge, fitted kitchen/diner, three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking and a fully enclosed rear garden laid to lawn with paved patio seating area. Located on the popular area of Sneyd Green close to local amenities, excellent schooling and canal towpaths. 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.

£165,000

492 Leek New Road

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



- SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS
- POPULAR LOCATION
- LARGE LOUNGE WITH BAY WINDOW
- CONTEMPORARY FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN/DINER
- OFF ROAD PARKING & ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

13'1" x 6'2" (4 x 1.9)
Double glazed door and windows to the front aspect. Under stairs storage and radiator.

Lounge

18'0" x 10'5" (5.5 x 3.2)
Double glazed bay window to the front aspect. Radiator. TV point. Bifold double doors leading to the kitchen/diner.

Kitchen/Diner

17'10" x 11'3" (5.44 x 3.44)
Double glazed windows and double doors to the rear aspect. Fitted with a range of wall and base units with co-ordinating work surfaces. Asterite 1 1/2

bowl sink and drainer. Partly tiled. Electric oven, gas hob and cooker hood with plumbing for a washing machine. Radiator.

FIRST FLOOR

Landing

6'3" x 6'2" (1.91 x 1.89)
Double glazed window to the side aspect. Stairs leading from entrance hall.

Bedroom One

14'0" x 10'10" (4.29 x 3.32)
Double glazed bay window to the front aspect. Radiator.

Bedroom Two

12'0" x 11'0" (3.68 x 3.36)
Double glazed window to the rear. Radiator. TV point.

Bedroom Three

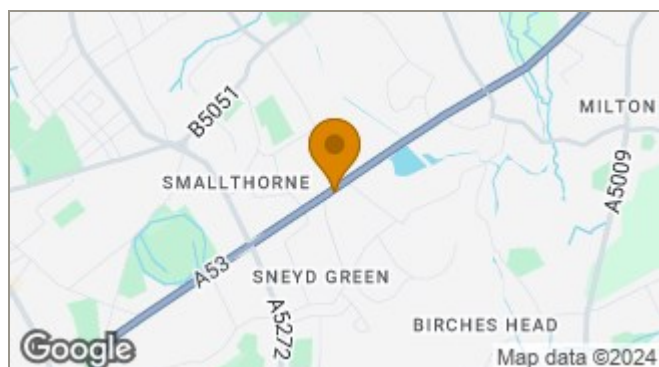
6'5" x 5'10" (1.96 x 1.8)
Double glazed window to the front aspect. Radiator. Telephone and TV point.

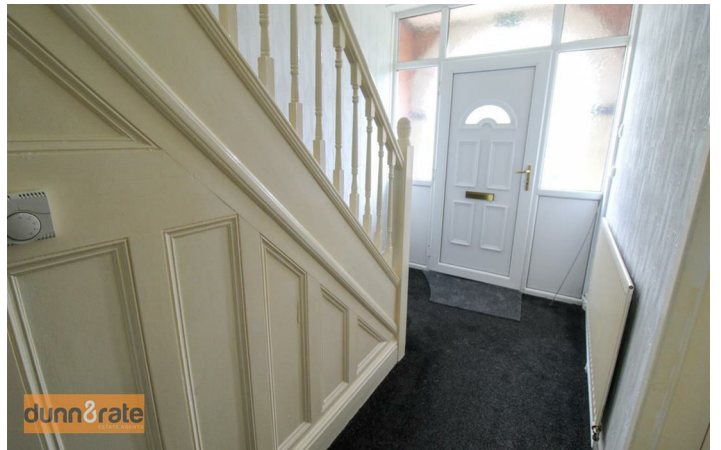
Bathroom

8'7" x 6'3" (2.64 x 1.92)
Double glazed window to the rear aspect. Bath with electric shower and extractor fan. Partly tiled. Low level WC and wash hand basin. Loft access hatch.

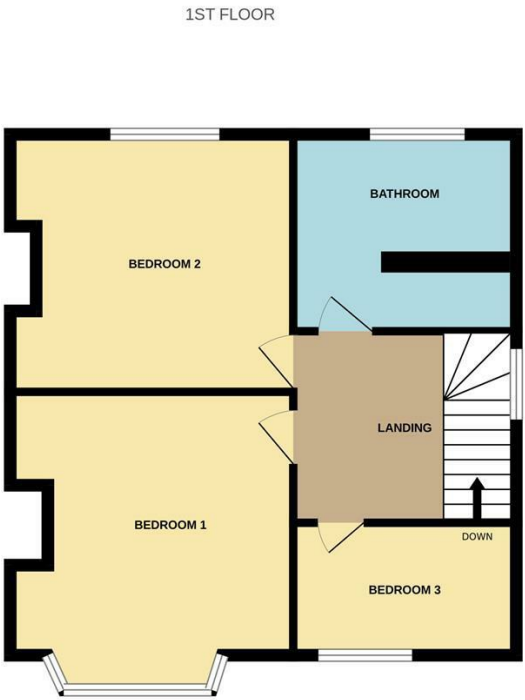
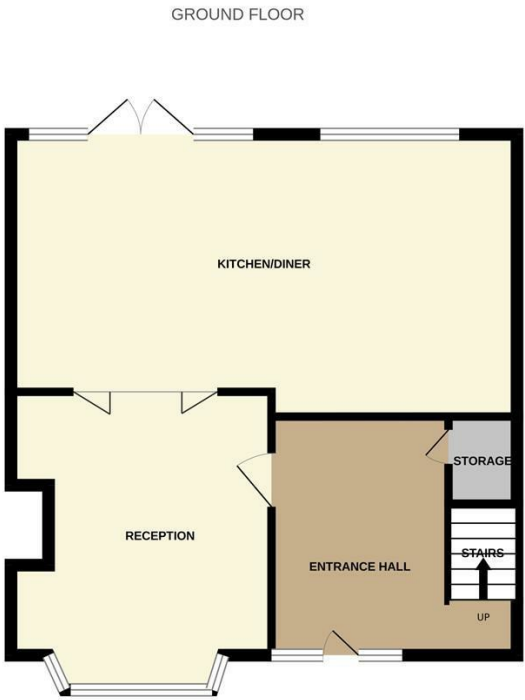
EXTERIOR

To the front of the property there is a small lawn with steps and a ramp that allows cars to access the rear of the property. At the rear of the property there is a small lawn with raised patio tiling that can be used for parking.





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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	