



316 Sneyd Street

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

Are you ready to put down roots in a place to call home? Then you will find nowhere better than this immaculate home, ready and waiting to make your own. Located on Sneyd Street, in the popular area of Sneyd Green! The property comprises of large lounge, modern kitchen, and conservatory to the ground floor. To the first floor, you will find two double bedrooms and a family bathroom. Externally, the property benefits from a gated driveway, a low maintenance rear garden, as well as a detached double garage. Located close to local schooling and amenities and excellent commuter links to the main town centre. So plant your seeds and make it the home you have always wanted, call us to make your viewing today!

Offers in excess of £170,000

316 Sneyd Street

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



- IMMACULATE SEMI DETACHED PROPERTY ON A CORNER PLOT
- CONSERVATORY
- ENCLOSED REAR GARDEN & PATIO
- EARLY VIEWING A MUST
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- DOUBLE GARAGE
- SPACIOUS LOUNGE
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

12'7" x 5'9" (3.86 x 1.76)

A UPVC door and window looks out to the front aspect. Under-stair storage cupboard comprising combi boiler. Radiator.

Kitchen

11'10" x 7'5" (3.62 x 2.27)

A UPVC window looks out to the front aspect. Fitted with a range of wall and base storage units, with coordinating work surface areas and inset stainless steel sink and drainer. Free standing cooker with extractor fan above, space for a fridge/freezer, washing machine and dryer. Radiator.

Lounge

13'10" x 10'10" (4.23 x 3.32)

A UPVC window looks out to the rear aspect, and patio doors open into the conservatory. Gas fireplace and radiator.

Conservatory

10'5" x 8'3" (3.20 x 2.54)

UPVC windows to the side and rear, and patio doors open to the rear garden. Radiator.

FIRST FLOOR

First Floor Landing

6'0" x 2'8" (1.84 x 0.83)

Stairs from the ground floor and a UPVC window to the side aspect.

Bedroom One

13'10" x 11'6" (4.24 x 3.52)

Two UPVC windows look out to the front aspect. Radiator and storage cupboard.

Bedroom Two

11'6" x 7'6" (3.52 x 2.30)

A UPVC window looks out to the rear aspect. Radiator.

Bathroom

8'3" x 5'9" (2.52 x 1.77)

A UPVC window looks out to the rear aspect. Fitted suite comprising of a bath with shower over head, Low Level WC and wash hand basin with

vanity unit. Partly tiled walls, towel radiator and extractor fan.

EXTERIOR

The front garden is block paved, and has an entrance gate, with a further side gate to the rear garden. The rear is mainly paved, with a patio area, laid to lawn with mature laurel and shrub hedge. A rear gate leads to the detached double garage and additional off road parking.

GARAGE

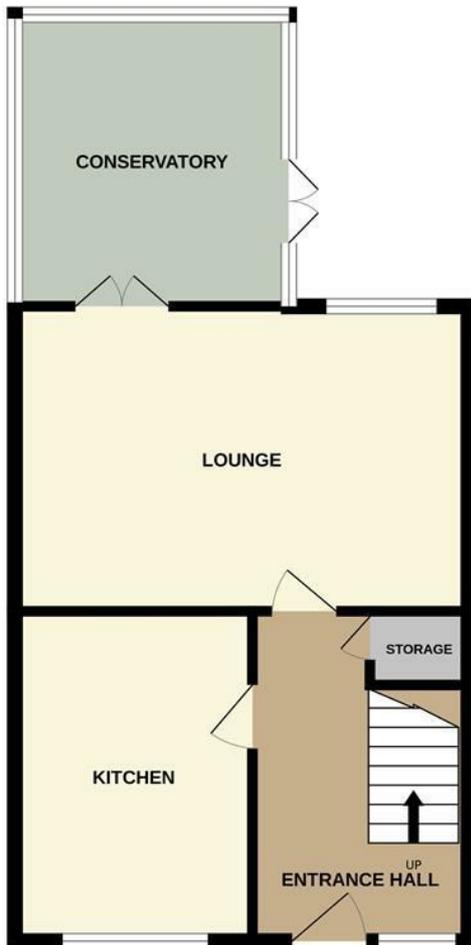
17'11" x 15'10" (5.48 x 4.85)

Two up and over doors to the front, fitted with power and lighting. Access is via the rear of the property, with a tarmac drive for additional parking.

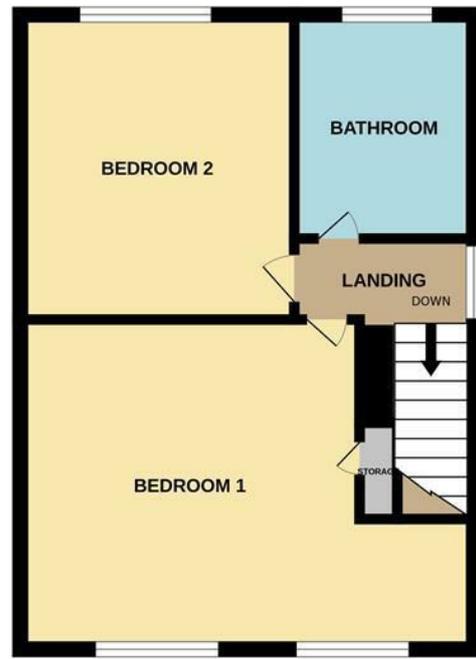


Floor Plan

GROUND FLOOR



1ST FLOOR



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	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
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