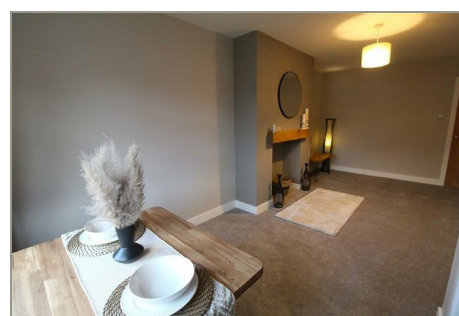




6 Sandiway Place

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

This immaculate DETACHED BUNGALOW located on Sandiway Place in Sneyd Green is, as expected Practically Perfect in every way...the current owners have lovingly renovated throughout, with practicability and sophistication in design throughout! This home comprises of a fitted Kitchen, large Lounge/Diner, Two double bedrooms and Bathroom. Externally, the property benefits from off road parking and a DETACHED garage. To the rear, the garden is landscaped with wooden decking, stepped down to a lawned area. Located next to the area of Birches Head, close to local amenities and schooling and Sold with NO UPWARD CHAIN! With a snap of our fingers, the job has been done and this property is move in ready! All that is left is for you to book your viewing, call now to arrange.

Offers in excess of £190,000

6 Sandiway Place

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



- IMMACULATE DETACHED BUNGALOW
 - TWO DOUBLE BEDROOMS
 - LANDSCAPED REAR GARDEN
 - NO UPWARD CHAIN
- GROUND FLOOR**

Entrance Hall

7'1" x 2'10" (2.17 x 0.87)

A double glazed door to the front aspect. Laminate flooring.

Kitchen

4.30 x 2.25 (1.22m.9.14m x 0.61m.7.62m)

A double glazed window to the front aspect and UPVC double glazed door to the side aspect. Fitted with a range of wall and base storage units with resin sink and side drainer. Co ordinating work surface areas. Integrated appliances include fridge/freezer, dishwasher, electric oven and hob with cooker hood and extractor above. Plumbing and space for

- MODERN FITTED KITCHEN
- SOPHISTICATED FAMILY BATHROOM
- PRIVATE DRIVEWAY

a washing machine. Cupboard housing boiler. Laminate under-floor heating.

Lounge/Diner

19'7" x 10'9" (5.97 x 3.28)

A double glazed bay window to the front aspect. TV aerial and electric radiator.

Bedroom One

9'10" x 8'3" (3.00 x 2.54)

A double glazed window to the rear aspect. Electric radiator,

Hall

Loft access hatch.

Bedroom Two

12'10" x 9'1" (3.92 x 2.79)

A double glazed window to the rear aspect. Electric radiator,

- LARGE LOUNGE/DINER
- DETACHED GARAGE
- FULLY RENOVATED

Bathroom

8'5" x 5'11" (2.57 x 1.82)

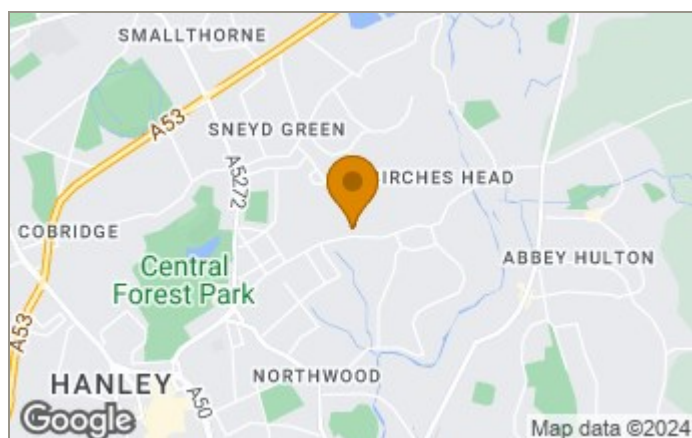
A double glazed window to the side aspect. Fitted with a suite comprising bath with shower above, wash hand basin with vanity unit and low level W.C. Partly tiled walls and towel radiator.

EXTERIOR

To the front, the property has a block paved driveway for off road parking and access to a detached garage. To the rear, the garden is landscaped with wooden decking and stepped down to a lawned area.

Garage

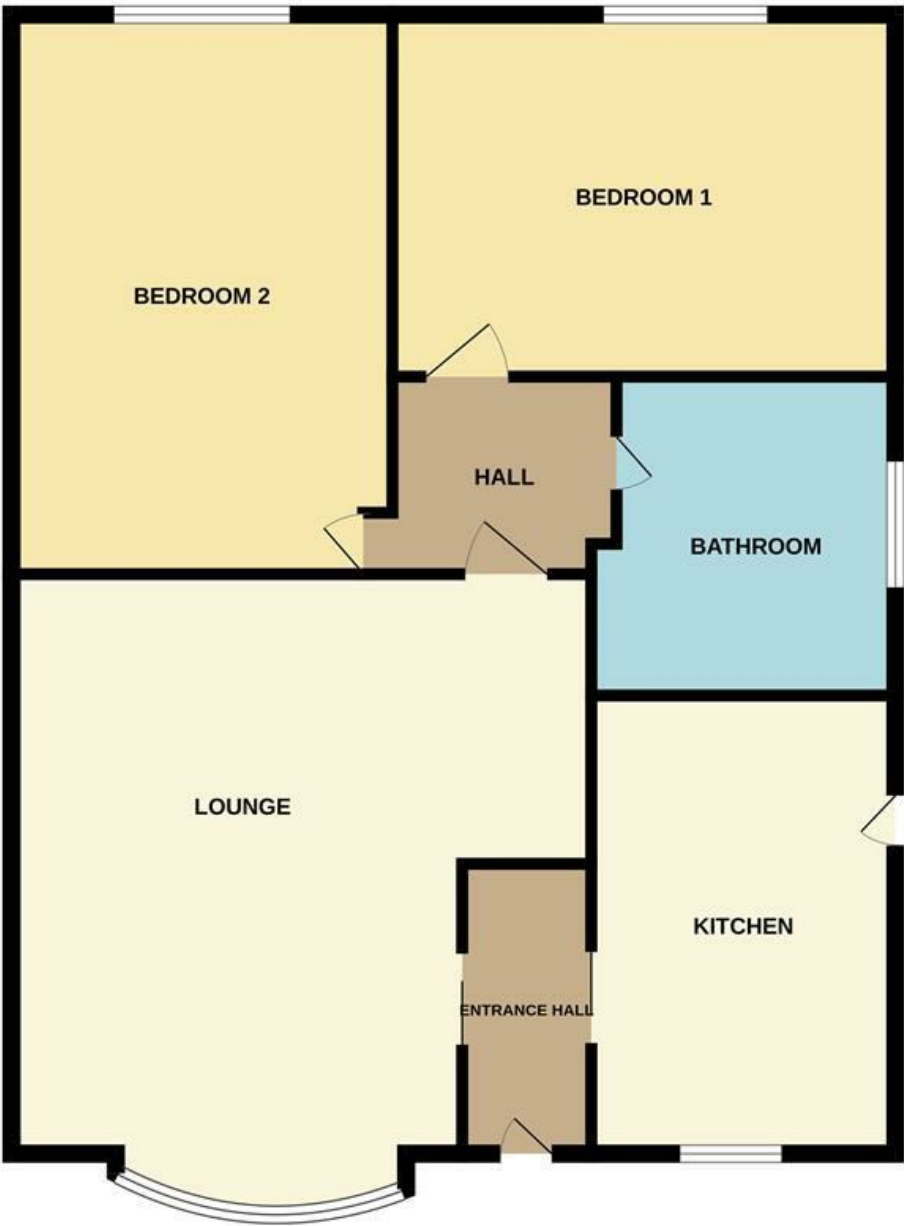
Up and over door and power and lighting.





Floor Plan

GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.
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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		