

92 Courtway Drive Sneyd Green, Stoke-On-Trent, ST1 6DU

Where there is a will there's a WAY and that WAY is CourtWAY Drive, where you will find this delightful semi detached property looking for a new owner. The accommodation on offer comprises a large lounge with open fireplace and bay window, a modern fitted breakfast kitchen, utility room and downstairs W.C. To the first floor you will find three bedrooms and a contemporary family bathroom plus en-suite to the master. Externally the property benefits from off road parking to the front and a good sized rear garden with raised decked seating area housing your very own garden bar. Located in the popular area of Sneyd Green close to local schooling, amenities and excellent commuter links. Shall I show you the WAY and how to book a viewing, call today on 01782 789369.

£198,995

92 Courtway Drive

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



- SPACIOUS SEMI DETACHED
- UTILITY ROOM PLUS DOWNSTAIRS W.C
- OFF ROAD PARKING
- LARGE LOUNGE WITH BAY WINDOW
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN
- FITTED BREAKFAST KITCHEN
- FAMILY BATHROOM PLUS EN-SUITE
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

6'2" x 4'10" (1.88 x 1.49)

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

Lounge

14'4" x 12'4" (4.37 x 3.78)

A double glazed bay window overlooks the front aspect coupled with a double glazed window to the front. Open fireplace and understairs storage cupboard. Ceiling spotlights and television point. Radiator.

Breakfast Kitchen

14'2" x 10'8" (4.32 x 3.26)

A double glazed window overlooks the side and rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit. Coordinating work surface areas and partly tiled walls and flooring. Integrated electric oven and hob with cooker hood above, fridge/freezer and space for dishwasher. Radiator. Breakfast bar area.

Utility Room

7'1" x 6'2" (2.16 x 1.90)

A double glazed access door leads out to the garden area. Work surface area and space for a washing machine. Wall mounted central

heating boiler. Ceiling spotlights and radiator.

W.C

4'1" x 2'5" (1.26 x 0.74)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin. Fully tiled walls.

FIRST FLOOR

First Floor Landing

Ceiling spotlights.

Bedroom One

14'3" x 9'10" (4.36 x 3.00)

A double glazed window overlooks the front aspect. Ceiling spotlights and radiator.

En-Suite

5'3" x 3'7" (1.61 x 1.10)

A double glazed window overlooks the front aspect. Fitted with a suite comprising walk in shower unit with waterfall shower head, wash hand basin and low level W.C. Fully tiled walls and extractor fan. Ladder style towel radiator.

Bedroom Two

8'4" x 7'9" (2.56 x 2.37)

A double glazed window overlooks the rear aspect. Ceiling spotlights and radiator.

Bedroom Three

7'8" x 5'5" (2.34 x 1.66)

A double glazed window overlooks

the rear aspect. Ceiling spotlights and radiator. Loft access hatch.

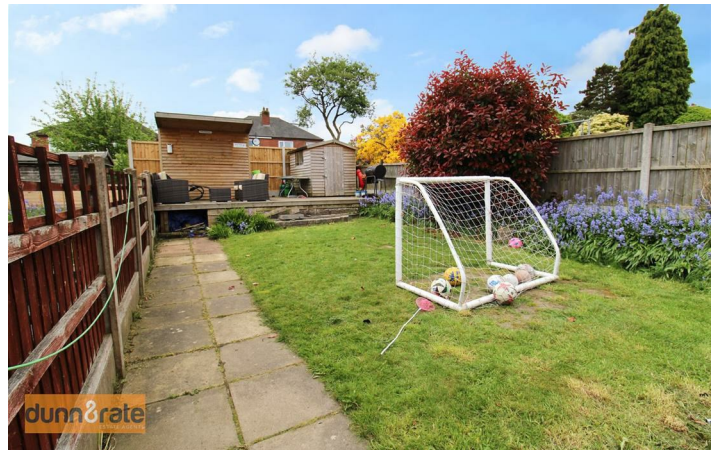
Bathroom

6'3" x 5'6" (1.91 x 1.68)

A double glazed window overlooks the side aspect. Fitted with a suite comprising corner bath with waterfall shower over, low level W.C and wash hand basin. Fully tiled walls, extractor fan and ceiling spotlights. Ladder style towel radiator.

EXTERIOR

To the front there is a tarmac driveway. To the rear the garden is laid to lawn with a raised decked seating area and paved pathway. The raised decked area houses the garden bar and garden shed. The outside space has power points and a water tap.

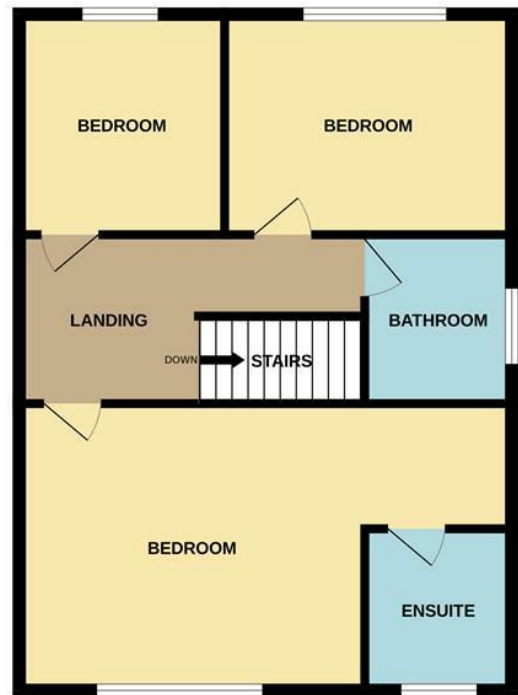


Floor Plan

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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B			(92 plus) A	(81-91) B		
(69-80) C	(55-68) D			(69-80) C	(55-68) D		
(29-54) E	(21-28) F			(29-54) E	(21-28) 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	