



20 Fitzherbert Road

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

The whistle blows and the team is raring to go! Fitzherbert Road have put a great starting line up out. The defence is strong having a spacious lounge, and the mid field is well equipped with a modern fitted breakfast kitchen and separate utility room!!! The strikers don't disappoint with three double bedrooms and the super substitute offers a contemporary family bathroom. The pitch might not be the size of Wembley but it surely gives it a run for its money with a huge paved driveway to the front and a lawned rear garden with paved patio. The final whistle blows, no need for extra time or penalties we have a clear winner and its this superb semi detached property on Fitzherbert Road! Call today to book your viewing.

£139,950

20 Fitzherbert Road

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- WELL MAINTAINED SEMI DETACHED PROPERTY
- LOUNGE WITH ELECTRIC FIREPLACE
- KITCHEN/ DINER
- UTILITY ROOM AND CLOAKROOM
- THREE GOOD SIZED BEDROOMS
- CONTEMPORARY BATHROOM SUITE
- AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- LOCATED CLOSE TO SCHOOLING AND AMENITIES

GROUND FLOOR

Entrance Hall

13'10" x 2'11" (4.23 x 0.89)

A UPVC door to the front aspect. Radiator and stairs to the first floor.

Lounge

16'2" x 10'4" (4.93 x 3.15)

A UPVC bay window to the front aspect. Electric fireplace and radiator. Telephone point. Laminate flooring.

Kitchen/Diner

11'6" x 11'2" (3.53 x 3.42)

UPVC windows to the front and side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas and partly tiled walls. Gas cooker with cooker hood above. Plumbing for a washing machine. Radiator and door to under stair storage cupboard.

Utility Room

8'4" x 5'10" (2.56 x 1.78)

A UPVC door to the rear aspect and UPVC window to the rear aspect. American fridge/freezer and space for a tumble dryer. Radiator.

Cloakroom

4'5" x 2'9" (1.36 x 0.85)

UPVC window to the rear aspect. Low level W/C and wash hand basin.

FIRST FLOOR

Landing

Stairs from the ground floor. Loft hatch access and door to storage cupboard housing combi boiler.

Bedroom One

13'6" x 11'7" (4.13 x 3.54)

A UPVC window to the rear aspect. Wardrobes and television point.

Bedroom Two

10'9" x 10'4" (3.28 x 3.15)

A UPVC window to the front aspect. Radiator.

Bedroom Three

10'4" x 8'5" (3.15 x 2.58)

A UPVC window to the front aspect. Fitted wardrobes and laminate flooring.

Bathroom

7'7" x 5'6" (2.33 x 1.70)

A UPVC widow to the rear aspect. Fitted with a suite comprising p-shaped bath with shower above, vanity wash hand basin and low level W.C. Partly tiled walls and radiator. Extractor fan and tiled flooring. Ceiling spotlights.

EXTERIOR

To the front of the property there is paved driveway providing ample off road parking. To the rear there is paved patio and laid to lawn. Shed.



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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