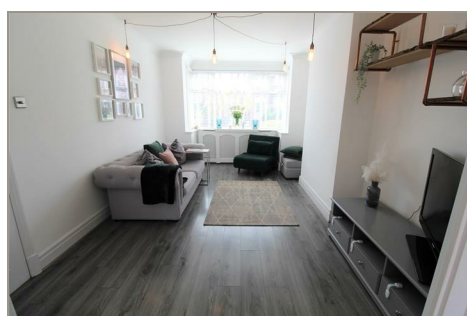




57 Abbotts Drive

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

Wise men say, only fools rush in! But I can't help falling in love with you! No need for cupid's infectious arrow here, because one visit will be all it takes for you to fall in love with this spacious semi detached property. The property is extremely well maintained by its current owners and the accommodation on offer comprises a large lounge, modern fitted kitchen/diner, utility room, three bedrooms and family bathroom. Externally the property benefits from off road parking and a fully enclosed rear garden laid to artificial lawn and a large raised decked seating area. Located in the popular area of Sneyd Green close to local schooling, amenities and canal towpaths. Darling, so it goes, some things are meant to be, take my hand, take the keys, for I can't help falling in love with you!! Call to book a viewing today.

Offers in the region of £189,950

57 Abbots Drive

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



- STUNNING SEMI DETACHED PROPERTY
- UTILITY AND CLOAKROOM
- ENCLOSED LANDSCAPED REAR GARDEN
- GOOD SIZED LOUNGE
- THREE BEDROOMS
- OFF ROAD PARKING
- MODERN FITTED KITCHEN/ DINER
- CONTEMPORARY BATHROOM SUITE
- POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES

GROUND FLOOR

Entrance Porch

8'2" x 2'5" (2.50 x 0.74)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side and front aspect.

Entrance Hall

14'3" x 5'11" (4.36 x 1.82)

A double glazed entrance door leads from the porch. Under stairs storage cupboard and stairs leading to the first floor. Laminate flooring and radiator.

Cloakroom

5'0" x 2'7" (1.54 x 0.81)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C. Tiled flooring and radiator.

Lounge

16'1" x 10'9" (4.91 x 3.28)

A double glazed bay window overlooks the front aspect. Laminate flooring, television point and radiator.

Kitchen/Diner

17'2" x 7'11" (5.24 x 2.43)

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 and

side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven, gas hob with cooker hood above and fridge/freezer. Tiled flooring and ceiling spotlights. Radiator.

Utility Room

7'8" x 5'1" (2.34 x 1.55)

A double glazed window overlooks the rear aspect coupled with an access door to the side. Space and plumbing for washing machine and tumble dryer. Storage cupboard housing central heating boiler. Work surface areas with tiled flooring, ceiling spotlights and radiator.

FIRST FLOOR

First Floor Landing

6'0" x 5'11" (1.83 x 1.82)

A double glazed window overlooks the side aspect.

Bedroom One

11'5" x 9'6" (3.49 x 2.92)

A double glazed window overlooks the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

13'7" x 9'9" (4.15 x 2.98)

A double glazed bay window

overlooks the front aspect. Fitted wardrobes and radiator.

Bedroom Three

7'7" x 7'5" (2.33 x 2.27)

A double glazed window overlooks the front aspect. Storage cupboard and radiator.

Bathroom

8'5" x 5'10" (2.59 x 1.78)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising a free standing bath with separate shower cubicle, vanity hand wash basin and low level W.C. Fully tiled walls and tiled flooring. Ceiling spotlights and loft access hatch. Vertical height radiator.

EXTERIOR

To the front there is a driveway with a low maintenance slated frontage with inset mature palm tree. To the rear the garden is fully enclosed and laid with artificial lawn, with a large raised decked seating area and paved patio area.



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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