



64 Berwick Road

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

EXTRA EXTRA READ ALL ABOUT IT! Its the top headline and everyone's talking about! This immaculate mid town house on Berwick Road has been maintained to a high standard and is move in ready. Calling all first time buyers or investors as this top news is the perfect purchase. The accommodation on offer comprises a spacious lounge, modern fitted kitchen/diner, three bedrooms and family bathroom. Externally the property benefits from a fully enclosed rear garden laid to lawn and paved patio area. Located in the popular area of Sneyd Green, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. Its big news, you need to grab hold of it before it comes old news! Call today to book a viewing.

£149,950

64 Berwick Road

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



- IMMACULATE TOWN HOUSE
- THREE BEDROOMS
- POPULAR LOCATION
- SPACIOUS LOUNGE
- CONTEMPORARY BATHROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLING
- MODERN FITTED KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect, stairs to first floor. Radiator.

Lounge

12'11" x 12'4" (3.96 x 3.78)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator.

Kitchen/Diner

15'8" x 9'6" (4.79 x 2.90)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading out to the rear aspect. Fitted with a range of wall and base storage units with inset stainless sink unit and coordinating Quartz work surface areas. Integrated appliances include electric oven, gas hob with cooker hood above, dishwasher and washing machine. Space for

fridge/freezer and wall mounted central heating boiler. Under stairs storage cupboard with space for table and chairs. Radiator.

FIRST FLOOR

First Floor Landing

Large storage cupboard.

Bedroom One

15'10" x 10'4" (4.85 x 3.17)

Two double glazed windows overlook the front aspect. Television point and radiator.

Bedroom Two

12'1" x 8'1" (3.70 x 2.48)

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

Bedroom Three

8'10" x 6'0" (2.71 x 1.84)

A double glazed window overlooks the rear aspect. Loft access hatch and radiator.

Bathroom

8'9" x 5'1" (2.67 x 1.55)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and radiator.

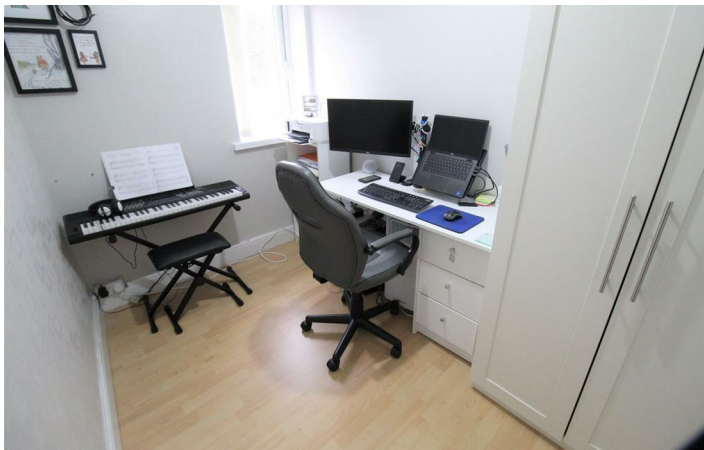
EXTERIOR

To the front there are steps leading to the entrance door with an access leading down the side of the property. To the rear the garden is fully enclosed with panelled fencing and side access gate. The garden has a paved patio area stepped up to a lawned area.

Council Tax Band

Council Tax Band- A

Purchaser should seek guidance upon completion.



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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