



170 Hanley Road Sneyd Green, Stoke-On-Trent, ST1 6BL

Up HANLEY duck! Ay up, forget going up Town Shug, don't pass by this stunning traditional terraced property on HANLEY Road! We have DUNN ORATE here with this one! Absolutely immaculate throughout, this mid terraced property has been finished to a high standard and the photos are here to prove it. Boasting two large reception rooms, modern fitted kitchen, two double bedrooms and huge family bathroom. Externally, the rear garden has been landscaped to make use of the space, including a artificial lawned seating area with raised sleeper flower beds. Located in the popular area of Sneyd Green close to local amenities schooling and excellent commuter links to the main town centre, its the ideal first time buyer or investor purchase. You canna beat it my mate! This surely won't stick around for long! Call Dunn and Rate today and book a viewing!!!

Offers in excess of £115,000

170 Hanley Road

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



- STUNNING TERRACED PROPERTY
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- BEAUTIFUL BATHROOM SUITE
- CLOSE TO LOCAL TOWN CENTRE
- MODERN FITTED KITCHEN
- REAR COURTYARD WITH OUTHOUSE

GROUND FLOOR

Lounge

12'9" x 11'6" (3.91 x 3.52)

A double glazed window to the rear aspect. Radiator. Television point. Door leading to under stair storage with small cellar.

Dining Room

12'8" x 12'7" (3.87 x 3.86)

A double glazed door and bay window to the front aspect. Radiator and fitted storage.

Kitchen

10'10" x 7'6" (3.32 x 2.29)

A double glazed door and window to the side aspect. A modern fitted kitchen with range of wall and base units. Stainless steel sink and drainer, work surfaces and partly tiled walls. Integrated appliances

include electric oven and gas hob with cooker hood above. Plumbing and space for a washing machine and space for a fridge/freezer. Radiator.

FIRST FLOOR

Landing

14'9" x 2'7" (4.52 x 0.80)

Stairs leading from the ground floor and loft hatch access.

Bedroom One

12'9" x 11'10" (3.90 x 3.63)

A double glazed window to the front aspect and radiator. Television point.

Bedroom Two

11'6" x 9'10" (3.52 x 3.00)

A double glazed window to the rear aspect. Door leading to storage cupboard and radiator.

Bathroom

10'11" x 7'6" (3.34 x 2.29)

A double glazed window to the rear aspect. A fully fitted bath suite comprising a bath with mixer taps, shower cubicle, vanity wash hand basin and low level WC. Partly tiled walls and heated towel rail.

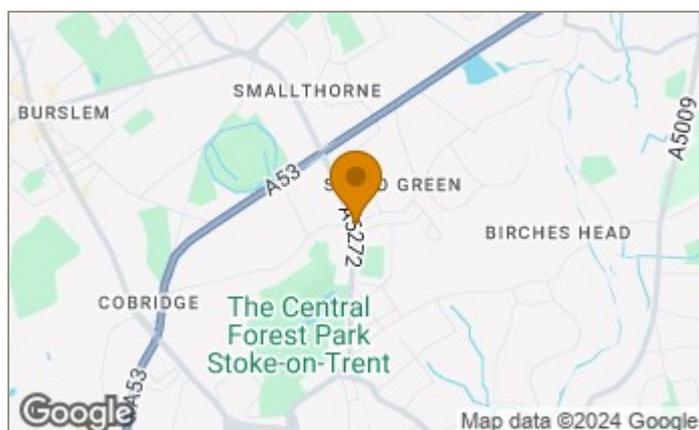
Door leading to storage cupboard housing combi boiler.

EXTERIOR

A fully enclosed rear courtyard with back gate for rear access.

Raised seating area fitted with artificial grass. water feature.

Outhouse for storage and space for tumble dryer.

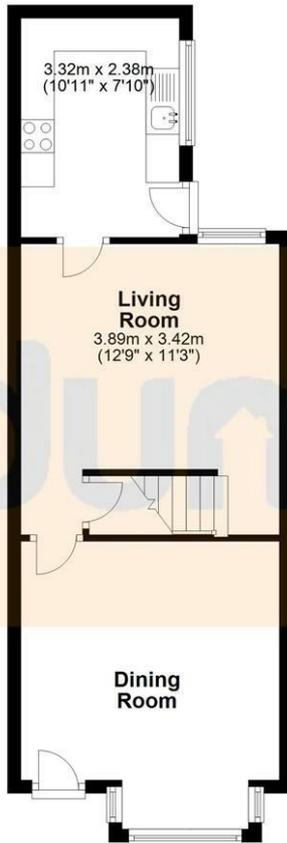




Floor Plan

Ground Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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