



72 Berwick Road Sneyd Green, Stoke-On-Trent, ST1 6EP

BANG! The starting gun is fired and there off! Everyone has started strong but we can see there is a clear winner here, and that is Berwick Road! This delightful mid townhouse is a definitely a front runner with the spacious accommodation on offer comprising a large lounge, modern fitted kitchen/diner, three double bedrooms and bathroom. Externally the property benefits from off road parking to the front and a landscaped tiered rear garden, laid with artificial lawn and a paved patio seating area. Located in the popular area of Sneyd Green, close to local amenities, schooling and commuter links to the main town centre. There approaching the line and Berwick Road is leading, all you need now is the keys!!!

£174,950



- WELL PRESENTED TOWN HOUSE PROPERTY
- THREE BEDROOMS
- CLOSE TO SCHOOLING AND AMENITIES
- LOUNGE WITH MULTI FUEL BURNER
- CONTEMPORARY BATHROOM SUITE
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

7'6" x 3'8" (2.29 x 1.12)

Double glazed window to the side aspect. Door to the front aspect. Radiator. Stairs to first floor.

Lounge

16'10" x 10'0" (5.15 x 3.07)

Double glazed window to the front aspect.

Electric fire place. Radiator. TV.

Kitchen/Diner

15'4" x 9'6" (4.69 x 2.91)

Double glazed windows to the rear aspect. Wooden door to the rear aspect. Fitted with a range of wall and base units with co-ordinating work surfaces. Part tiled with stainless steel sink/drainer, electric oven and gas hob with cookerhood. Space for washing machine and fridge/freezer with ladder style radiator. Storage cupboard. Space for table and chairs.

FIRST FLOOR

Bedroom One

12'2" x 10'5" (3.73 x 3.2)

Double glazed window to the front aspect. Large fitted wardrobes with sliding mirrored doors.

Radiator.

Bedroom Two

12'0" x 9'0" (3.66 x 2.76)

Double glazed window to the rear aspect.

Radiator. TV point.

Bedroom Three

9'1" x 8'0" (2.78 x 2.44)

Double glazed window to the rear aspect.

Radiator. TV point.

Bathroom

7'6" x 3'2" (2.29 x 0.97)

Fully tiled with shower cubicle, wash hand basin with vanity, low level W/C, extractor fan. Loft access hatch. Combi boiler housed in loft.

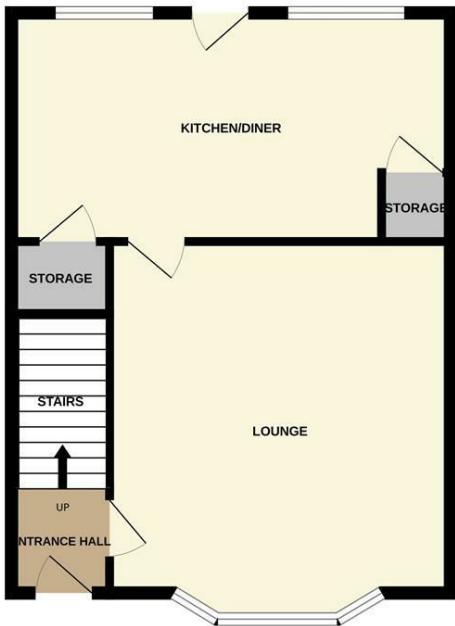
EXTERIOR

The front of the property benefits from a gated block paved driveway with steps leading to the entrance door. The rear of the property benefits from a paved patio with steps up to an artificial lawn area and raised paved seating area with gravel borders and a garden shed. Fully enclosed with panelled fencing.

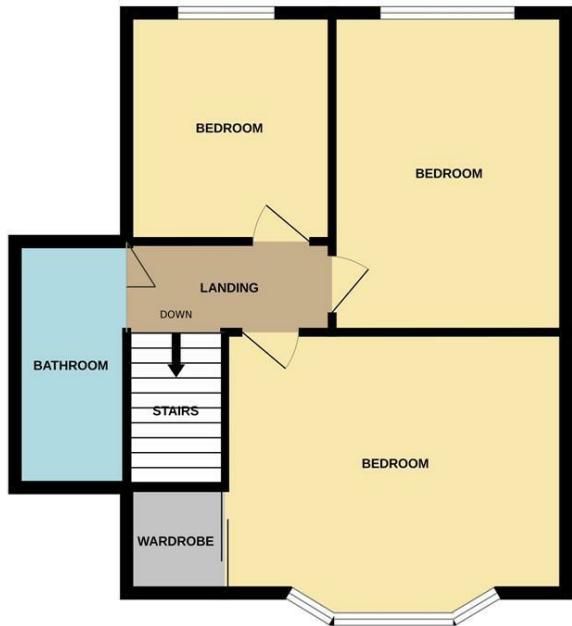


Floor Plan

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
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	