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54 Mornington Road

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

Another summer day, Has come and gone away, In Paris and Rome, But I wanna go home, mmm...you will feel right at home at this stunning semi detached property located on Mornington Road. The property boasts a superior finish throughout, including a welcoming entrance hall, and a spacious lounge/diner fitted with a bay window and shutters. The conservatory is the perfect retreat and a modern fitted kitchen completes the ground floor. To the first floor, you will find three bedrooms and a contemporary fitted bathroom. The exterior is just as impressive with off road parking to the front, and a picturesque garden to the rear. Located in the popular area of Sneyd Green, offering a convenient commute to the centre of Hanley, amenities and schools. You gotta go home...and you will feel so lucky to make this yours, so don't delay and view today!

Offers in excess of £195,000

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- STUNNING SEMI DETACHED PROPERTY
- LARGE OPEN PLAN LOUNGE/DINER
- CONSERVATORY
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- FAMILY MODERN FITTED BATHROOM
- PRIVATE DRIVEWAY
- ENCLOSED SPACIOUS REAR GARDEN
- EARLY VIEWING A MUST
- MOVE IN READY

GROUND FLOOR

Entrance Hall

14'7" x 5'7" (4.46 x 1.72)

A UPVC door opens to the front aspect. Oak flooring, radiator and stairs to the first floor. Storage cupboard with plumbing for the washing machine.

Lounge/Diner

23'1" x 11'2" (7.04 x 3.42)

A double glazed bay window with fitted shutters looks out the front aspect, and double glazed patio doors open into the conservatory. Fitted with a gas fireplace, two radiators and wooden flooring.

Kitchen

13'6" x 5'7" (4.13 x 1.72)

Double glazed windows look out to the side and rear aspect. A rear door opens into the conservatory. Fitted with a range of wall and base storage units, coordinating work surface areas and inset asterite sink and drainer. Integrated appliances include; low level fridge and freezer, electric oven, gas hob with cooker hood above and dishwasher. Column radiator and spotlights.

Conservatory

10'2" x 9'0" (3.12 x 2.75)

Double glazed windows look out to the rear and side aspect and a door leads out to the rear garden. Radiator.

FIRST FLOOR

First Floor Landing

6'2" x 6'1" (1.90 x 1.87)

A double glazed window looks out to the side aspect. Stairs from the ground floor.

Bedroom One

13'1" x 11'4" (4.01 x 3.46)

A double glazed bay window fitted with shutters looks out to the front aspect. Radiator and loft access hatch. (Loft houses combi boiler).

Bedroom Two

11'10" x 11'2" (3.61 x 3.42)

A double glazed window looks out to the rear aspect. Radiator.

Bedroom Three

7'1" x 5'8" (2.16 x 1.75)

A double glazed bay window looks out to the side aspect. Built in wardrobe, drawers and shelving. Radiator.

Bathroom

8'2" x 5'8" (2.51 x 1.75)

A double glazed window looks out to the side aspect. Fitted suite comprising of walk-in shower, wash hand basin with drawer vanity unit and Low Level WC. Partly tiled walls, towel radiator, extractor fan and spot lights.

EXTERIOR

To the front of the property there is a paved driveway with gated access to the rear garden. The rear garden is mainly laid to lawn, with a shrub border, and paved patio area. Shed.

















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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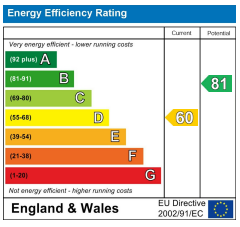

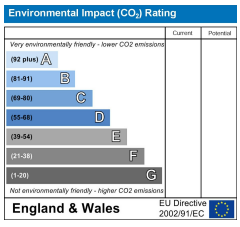

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