



41 Berwick Road

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

Sweet dreams are made of this. Who am I to disagree? I searched Rightmove and Zoopla too! Everybody's looking for something! Your search is over, I have what you seek and what an absolute treat it is. A stunning and spacious semi detached property in the popular area of Sneyd Green. The accommodation on offer comprises a large lounge/dining room, modern fitted kitchen, downstairs W.C, three bedrooms and contemporary shower room with seperate W.C. Externally the property benefits from ample off road parking to the front and a garage. To the rear the property is laid to lawn with a paved patio area. So do you disagree? I told you sweet dreams are made of this. Call to book your viewing today to avoid disappointment.

Offers in the region of £189,950

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- IMMACULATE SEMI DETACHED
- DOWNSTAIRS W.C
- OFF ROAD PARKING & GARAGE
- EARLY VIEWING A MUST
- LOUNGE/DINING ROOM
- THREE BEDROOMS
- LAWNED REAR GARDEN
- MODERN FITTED KITCHEN
- SHOWER ROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

13'6" x 6'5" (4.14 x 1.97)

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

Lounge/Dining Room

24'6" x 12'3" (7.49 x 3.74)

A double glazed window overlooks the front aspect and double glazed patio doors lead out onto the rear garden. Fireplace housing gas fire. Television point. Two radiators.

Kitchen

13'8" x 8'4" (4.17 x 2.56)

A double glazed window overlooks the side and rear aspect with access door leading out to the rear garden. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Integrated electric oven and hob with cooker hood above. Coordinating work surface areas and

partly tiled walls with tiled flooring.

Space for fridge/freezer and plumbing for washing machine. Radiator.

Cloakroom

5'2" x 2'8" (1.59 x 0.82)

A double glazed window overlooks the side aspect. Low level W.C.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch. Storage cupboard.

Bedroom One

11'8" x 10'11" (3.58 x 3.33)

A double glazed window overlooks the front aspect. Two fitted storage cupboards. Radiator.

Bedroom Two

10'11" x 9'1" (3.33 x 2.77)

A double glazed window overlooks the rear aspect. Fitted wardrobe. Radiator.

Bedroom Three

8'3" x 7'10" (2.52 x 2.41)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'9" x 4'5" (2.38 x 1.35)

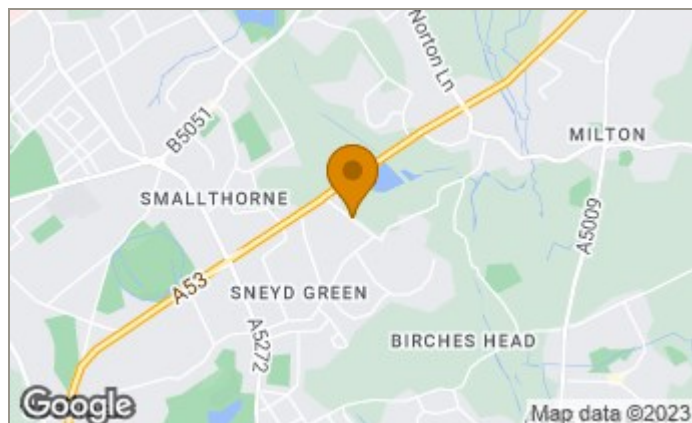
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, vanity hand wash basin and low level W.C. Fully tiled walls and ceiling spotlights. Radiator.

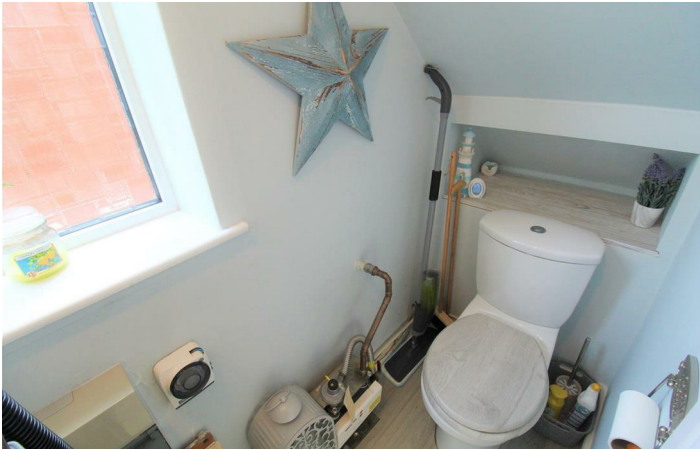
EXTERIOR

To the front there is a large paved driveway and garage. To the rear the property has a patio seating area and lawn with shrub and flower bed borders. Garden shed.

Garage

Up and over door. Window to the side and rear.





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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