



27 Mornington Road

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

One small positive thought in the MORNING can change your whole day!! I have the positivity you are looking for in the form of this stunning semi detached property on MORNINGton Road. Beautifully maintained by the current owners, the accommodation comprises open plan lounge/diner, modern fitted kitchen, three bedrooms and contemporary bathroom. Externally, the property benefits from off road parking and a fully enclosed landscaped rear garden, with large decked seating area and artificial lawned area. Located in the popular area of Sneyd Green, close to local amenities, excellent schooling and commuter links to the main town centre. Why not make every MORNING a beautiful MORNING and start your day here on MORNINGton Road. Call today to book a viewing.

£164,950

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- IMMACULATE SEMI DETACHED
- LARGE LOUNGE/DINER
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION
- EARLY VIEWING IS A MUST

GROUND FLOOR

Entrance Hall

15'5" x 6'0" (4.71 x 1.84)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard. Stairs to the first floor. Radiator.

Open Plan Lounge/Diner

Lounge

13'8" x 10'10" (4.17 x 3.32)

A double glazed window overlooks the front aspect. Electric feature fire and surround. Television point and radiator.

Dining Area

12'0" x 9'6" (3.66 x 2.92)

A double glazed window overlooks the rear aspect. Radiator.

Kitchen

17'4" x 7'10" (5.30 x 2.39)

A double glazed window overlooks the side and rear aspect with a double glazed access door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work

surface areas and partly tiled walls.

Integrated electric oven and hob

with cooker hood above. Space and plumbing for fridge/freezer, washing machine, dishwasher and tumble dryer. Wall mounted central heating boiler. Ceiling spotlights and radiator.

FIRST FLOOR

First Floor Landing

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

Bedroom One

12'1" x 10'9" (3.70 x 3.30)

A double glazed window overlooks the rear aspect. Fitted wardrobes with sliding mirrored doors. Television point and radiator.

Bedroom Two

11'5" x 10'9" (3.48 x 3.29)

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

Bedroom Three

6'5" x 6'0" (1.96 x 1.84)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

8'8" x 5'9" (2.65 x 1.77)

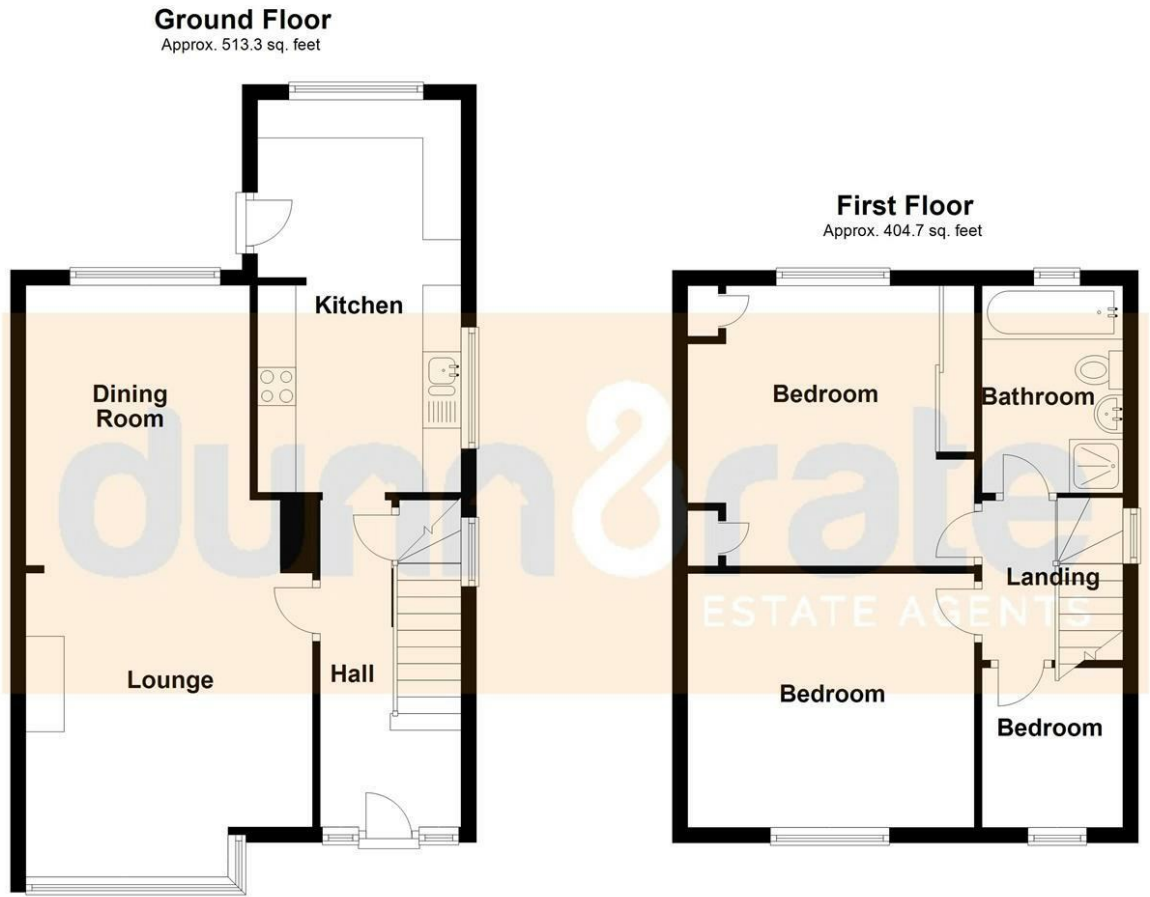
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit, low level W.C and vanity hand wash basin. Fully tiled walls, extractor fan and ceiling spotlights. Ladder style towel radiator.

EXTERIOR

To the front there is a block paved driveway leading down the side. To the rear the garden is fully enclosed and has been landscaped, laid with a large decked seating area, stepped down to an artificial lawn with flower bed borders and mature shrubbery. Garden shed.



Floor Plan



Total area: approx. 918.0 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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