

29 Hanley Road, Sneyd Green, Stoke-On-Trent, Staffs, ST1 6BG



Freehold Offers in excess of £115,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home in Sneyd Green. This home is in need of general modernisation, however is enhanced with combi central heating and in brief the accommodation comprises of entrance hall, through lounge / diner, half brick & Upvc double glazed conservatory, extended fitted kitchen, downstairs WC and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking for a vehicle. This property is well placed for access to Hanley Forrest Park along with providing ease if access to Hanley town centre where shops and amenities can all be located. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

ENTRANCE HALL

With part panelled part frosted glazed front access door with original stained glass and lead pattern window to side, artex to ceiling, pendant light fitting, smoke alarm, panelled radiator, stairs to first floor landing and doors to rooms including;



DOWNSTAIRS WC 1.50m x 0.81m (4'11" x 2'8")

With frosted glazed window to side, pendant light fitting, artex to ceiling, ceramic half wall tiling, ceramic tiled flooring, a white suite comprising of low level WC and corner sink unit with taps above.

THROUGH LOUNGE / DINING ROOM 7.85m into bay x 3.33m (25'9" into bay x 10'11")

With original glazed bay window to front with inset lead pattern and stained glass, coving to ceiling, two decorative ceiling roses, two pendant light fittings, decorative dado rail, two panelled radiators, TV aerial connection socket, Virgin Media connection point (Subject to usual transfer regulations), power points and French doors lead off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.72m x 2.13m;0.00m (8'11" x 7;0")

With Upvc double glazed French doors to rear, Upvc double glazed windows to sides and rear, ceramic tiled flooring, panelled radiator and power points.



EXTENDED FITTED KITCHEN 5.82m x 2.36m reducing to 1.83m (19'1" x 7'9" reducing to 6'0")

With glazed windows to side and rear, part panelled part glazed side access door, two fluorescent tube light fittings, artex to ceiling, base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, space for freestanding gas cooker, plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer, Glow Worm Ultra combination boiler providing the domestic hot water and central heating systems, ceramic half wall tiling, ceramic tiled flooring, panelled radiator and power points.



FIRST FLOOR LANDING

With glazed window to side, pendant light fitting, engineered oak flooring and doors to rooms including;



FIRST FLOOR BATHROOM 2.69m x 1.80m (8'10" x 5'11")

With double glazed frosted window to side, glass block window to rear, wood panelling to ceiling, ceramic half wall tiling, tile effect laminate flooring, panelled radiator, a white suite comprising of low level WC, pedestal sink unit, corner bath unit with mixer tap with shower attachment and towel radiator.



BEDROOM ONE (REAR) 3.68m x 2.77m to chimney breast (12'1" x 9'1" to chimney breast)

With glazed window to rear, artex to ceiling, pendant light fitting, panelled radiator, power points and built in double wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (FRONT) 3.33m x 2.97m (10'11" x 9'9")

With original glazed window to front with inset lead pattern and stained glass, pendant light fitting, engineered oak flooring, panelled radiator and power points. Access to loft space with retractable ladder and boarded providing ample storage space.



BEDROOM THREE (FRONT) 2.24m x 2.24m reducing at bulk head to 1.35m (7'4" x 7'4" reducing at bulk head to 4'5")

With original glazed window to front with inset lead pattern and stained glass, pendant light fitting, engineered oak flooring and power point.



EXTERNALLY

FORE GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, double metal gates provide vehicular access to the front of the property, brick paved area provides off road parking for a vehicle, lawn section with shrubs to borders and access alongside the property to;



REAR GARDEN

Bounded by established hedges along with concrete post and timber fencing, paved area providing ample patio and sitting space, mature shrubs and access to a detached block store providing ample external storage space.



COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

206 Hanley Road, Stoke-on-Trent, ST1 6DB



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING
Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.30pm
Sunday 2.00pm - 4.30pm

