

3 Dairyfields Way, Sneyd Green, Stoke-On-Trent, Staffs, ST1 6XJ



Freehold £169,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented modern day detached home situated in this convenient and popular Sneyd Green location which provides ease of access to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, modern fitted kitchen, full width lounge / dining room, Upvc double glazed conservatory and to the first floor are two double bedrooms along with a first floor modern shower room. Externally the property offers a fore garden with off road parking plus a carport and to the rear an ease of maintenance garden can be located. Viewing Of This Home Is A Must !

ENTRANCE HALL

With Upvc front access door with Upvc double glazed window to side, pendant light fitting, panelled radiator, wood effect laminate flooring, power point, stairs to first floor landing and doors to rooms including;



FITTED KITCHEN 2.62m x 2.59m (8'7" x 8'6")

With Upvc double glazed window to front, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, wood effect laminate flooring, plumbing for automatic washing machine, space for fridge/freezer and power points.



LOUNGE / DINING ROOM 4.57m 0.00m x 3.07m (15' 0" x 10'1")

With Upvc double glazed sliding patio door to rear, artex to ceiling, coving, two pendant light fitting, wood effect laminate flooring, wall mounted electric focal fire, TV aerial connection, power points, door to understairs store and access off to;



UPVC DOUBLE GLAZED CONSERVATORY 2.90m x 1.75m (9'6" x 5'9")
With Upvc double glazed side access door, Upvc double glazed panels to sides and rear, wood effect laminate flooring and access to garden.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, access to loft space and doors to rooms including;

BEDROOM ONE 3.58m x 2.95m (11'9" x 9'8")

With Upvc double glazed window to the front, pendant light fitting, panelled radiator, power points, built in wardrobes providing ample domestic hanging space and storage space plus a built in store housing a Vaillant gas combination boiler providing the domestic hot water and central heating systems.



BEDROOM TWO 2.67m x 2.54m (8'9" x 8'4")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



FIRST FLOOR SHOWER ROOM 1.91m x 1.70m (6'3" x 5'7")

With Upvc double glazed frosted window to rear, a modern white built in suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, corner glazed shower cubicle, modern wood effect flooring and panelled radiator.



EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing, a brick paved frontage allows for off road parking for two or so vehicles, access to a carport, external lighting and meter cupboard.

REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, brick paved pathways lead to a paved area providing ample patio and sitting space, stone chipping to border, shrubs and access to a garden timber shed providing ample external storage space.



COUNCIL TAX

Band 'C' 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.

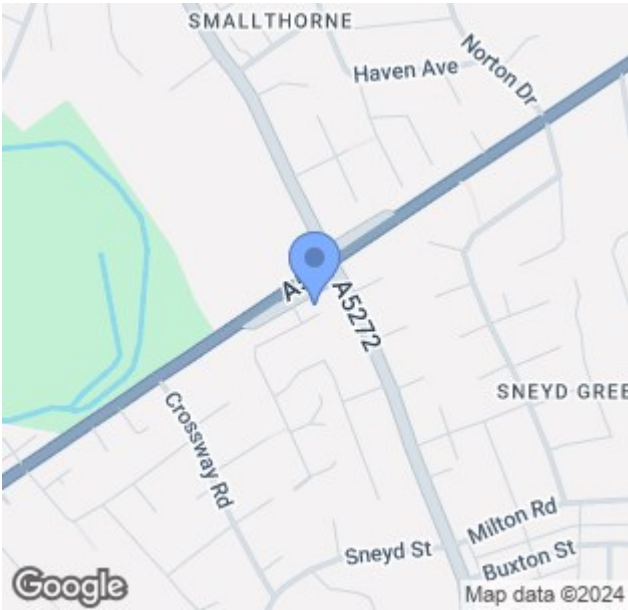
VIEWING

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

3 Dairyfields Way, Stoke-on-Trent, ST1 6XJ



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 any 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		84 B
69-80	C		
55-68	D	67 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

