Milton Road   Sneyd Green Stoke-On-Trent ST1 6HS
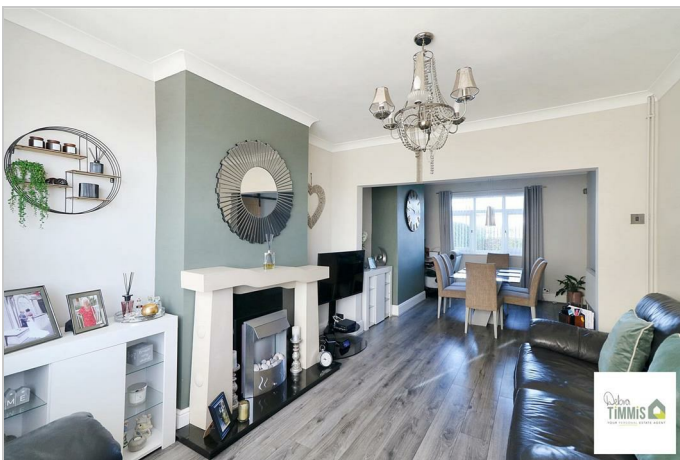
Offers In The Region Of £175,000

Looking for a beautiful property that's modernised all the way through -
then this 3 BED SEMI could be the one for you -
Family sized accommodation this property does offer -
no jobs left for you to bother -
Modern kitchen and lounge/diner -
Lovely GARDEN, to entertain in -
Need to be quick if you wish to view -
Ring DEBRA TIMMIS ESTATE AGENTS & we will arrange it for you

Nestled on Milton Road in the popular area of Sneyd Green, this beautifully presented semi-detached house offers a perfect blend of comfort and style. With three bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a spacious entrance hall that leads to an inviting open-plan lounge and dining area, perfect for both relaxation and entertaining. The stylish fitted kitchen is a highlight, providing a modern space for culinary pursuits. Additionally, the property features a separate WC for added convenience, alongside a well-appointed shower room.

The house benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Its elevated position not only enhances the property's appeal but also offers pleasant views of the surrounding area.

Outside, you will find charming gardens to both the front and rear, providing a delightful outdoor space for gardening enthusiasts or simply enjoying the fresh air. The location is particularly advantageous, being close to local amenities and schools, making it a practical choice for families. This property is a true gem in a popular neighbourhood, and viewing is highly recommended to fully appreciate all it has to offer. Don't miss the opportunity to make this lovely house your new home.

Entrance Hall
Composite door and double glazed windows to the front aspect. Stairs off to the first floor. Radiator. Useful storage cupboard housing gas central heating boiler.

Open- plan Lounge/Diner

Lounge Area
13'6" into box window x 10'10" into alcove (4.13 into box window x 3.31 into alcove)
Double glazed box window to the front aspect. Feature surround inset and hearth. Radiator.

Dining Area
12'1" x 10'10" alcove (3.69 x 3.31 alcove)
Double glazed window to the front aspect. Radiator.

Kitchen
12'9" x 5'11" (3.89 x 1.81)
Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integral dishwasher. Electric hob with extractor hood above and built-in oven. Space for fridge/freezer. Stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Plinth heater. Double glazed windows to the side aspect and Upvc door. Access to the utility cupboard with plumbing and space for automatic washing machine. Access to the WC.

Separate WC
4'2" x 2'10" (1.28 x 0.88)
Double glazed window to the side aspect. Low level WC and wash hand basin. Part tiled splash backs.

First Floor

Landing
Double glazed window.

Bedroom One
12'1" x 10'10" (3.70 x 3.31)
Double glazed window. Radiator.

Bedroom Two
11'5" x 10'10" (3.48 x 3.31)
Double glazed window. Radiator. Loft access.

Bedroom Three
6'5" x 6'0" (1.96 x 1.83)
Double glazed window. Radiator.

Shower Room
8'5" x 5'10" (2.58 x 1.80)
Suite comprises, shower cubicle housing Bristen shower unit, pedestal wash hand basin and low level WC. Heated towel rail. Useful storage cupboard. Tiled walls. Double glazed window.

Externally
Elevated position with gardens to the front and rear aspects. To the front there is a lawn garden. Enclosed low maintenance rear garden. Useful storage.

Approx Gross Internal Area
83 sq m / 897 sq ft

W.C.

Kitchen
1.77m x 3.80m
5'10" x 12'6"

Dining Area
3.27m x 3.68m
10'9" x 12'1"

Storage Room

Lounge
2.92m x 4.19m
9'7" x 13'9"

Bedroom 1
3.32m x 3.65m
10'11" x 12'0"

Shower Room
1.83m x 2.66m
6'0" x 8'9"

Bedroom 2
3.33m x 3.51m
10'11" x 11'6"

Bedroom 3
1.82m x 1.95m
6'0" x 6'5"

First Floor
Approx 39 sq m / 420 sq ft

Ground Floor
Approx 44 sq m / 477 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.
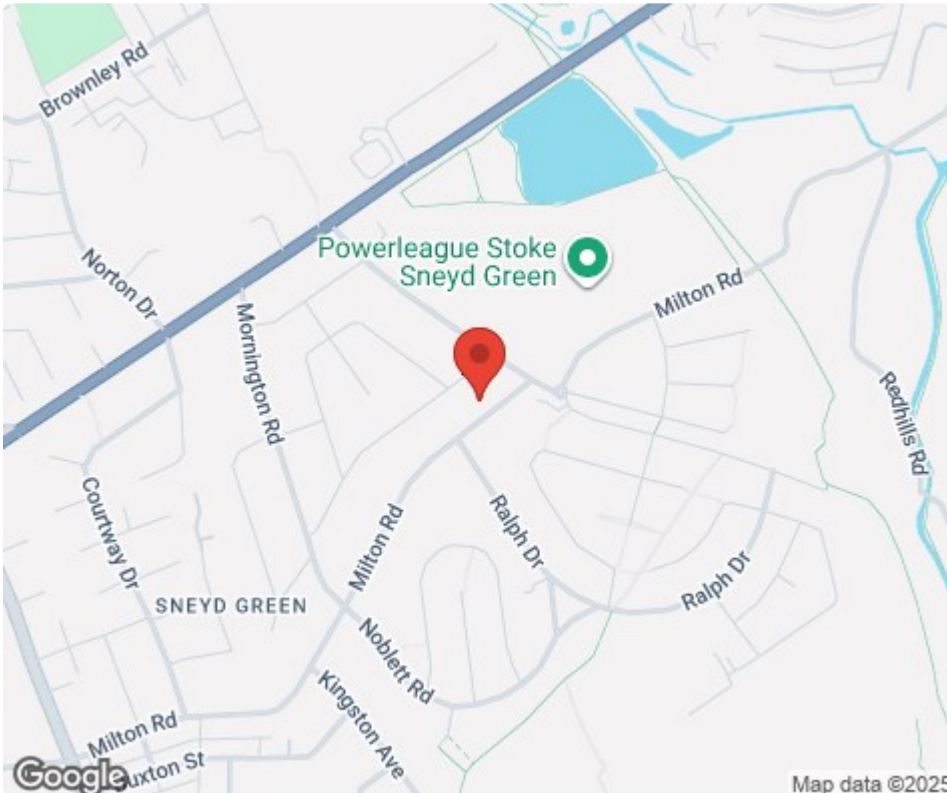
Tenure: Freehold
Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Potential: 73

England & Wales   EU Directive 2002/91/EC