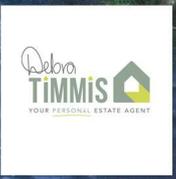


Sneyd Street Sneyd Green Stoke-On-Trent ST6 2NS



**Offers In The Region Of £200,000**

## Sneyd Street, Sneyd Green, Stoke-On-Trent, ST6 2NS

If an Extended family home is what you desire -  
This beautiful HOME, I guarantee you will admire! -  
With four bedrooms, en-suite and lovely bathroom -  
Plus fitted kitchen, separate WC and living room -  
If that's not enough, there's a conservatory too -  
Plenty of space for everyone all the way through! -  
Off road parking and low maintenance garden to complete -  
Guaranteed to be popular, do not delay, -  
Call DEBRA TIMMIS and arrange to view today!

Nestled in the popular area of Sneyd Green, this extended semi-detached house on Sneyd Street presents an excellent opportunity for families and professionals alike. With a versatile ground floor bedroom that can also serve as a study, this property is designed to accommodate a variety of living arrangements.

Upon entering, you are welcomed by a spacious entrance hall that leads to a separate WC, ensuring convenience for both residents and guests. The fitted kitchen is practical and functional, perfect for preparing meals, while the inviting lounge provides a comfortable space for relaxation. The adjoining conservatory offers a delightful spot to enjoy the garden views, making it an ideal area for entertaining or unwinding after a long day.

The first floor boasts a master bedroom complete with an en-suite shower, providing a private retreat. Additionally, there are two further bedrooms and a family bathroom, catering to the needs of a growing family or guests. The property benefits from double glazing and central heating, ensuring warmth and comfort throughout the year.

Outside, you will find ample off-road parking, a valuable asset in this popular location. The rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues. Situated close to local amenities and schools, this property is not only practical but also well-connected to the community. Viewing is highly recommended to fully appreciate the potential this home has to offer.

### Entrance Hall

Composite door to the front aspect. Stairs off to the first floor. Useful storage cupboard.

### Separate WC

5'11" x 3'3" (1.82 x 1.00)

Double glazed window to the side aspect. Low level WC and vanity wash hand basin. Radiator.

### Lounge

14'0" x 13'2" (4.27 x 4.03)

Double glazed window and double glazed French doors with access into the conservatory. Radiator.

### Bedroom Four

12'5" x 6'1" (3.81 x 1.87)

Double glazed window to the front aspect.



### Conservatory

10'6" x 6'11" (3.22 x 2.12)

Double glazed windows and double glazed door with access into the rear garden. Radiator.



### First Floor

#### Landing

With loft access.

#### Master Bedroom

10'3" x 7'10" to robe (3.13 x 2.41 to robe)

Double glazed window to the rear aspect. Built-in wardrobes with mirrored doors. Radiator. Access to the en-suite shower room.



#### En-Suite Shower Room

7'6" max x 3'4" (2.30 max x 1.04)

Double glazed window to the rear aspect. Suite comprises, shower cubicle housing shower, vanity wash hand basin and low level WC.

#### Bedroom Two

10'7" x 7'1" (3.25 x 2.16)

Double glazed window to the front aspect. Radiator.



**Bedroom Three**

7'6" plus recess x 5'9" (2.30 plus recess x 1.76)

Double glazed window to the front aspect. Radiator.

**Family Bathroom**

6'7" x 6'2" (2.01 x 1.89)

White suite comprises, panel bath with shower attachment, wash hand basin and low level WC. Part tiled walls. Double glazed window. Radiator.



**Externally**

Low maintenance frontage and driveway providing ample off road parking. Side access to the rear garden. At the rear there is a low maintenance garden with patio seating areas.



Approx Gross Internal Area  
82 sq m / 886 sq ft

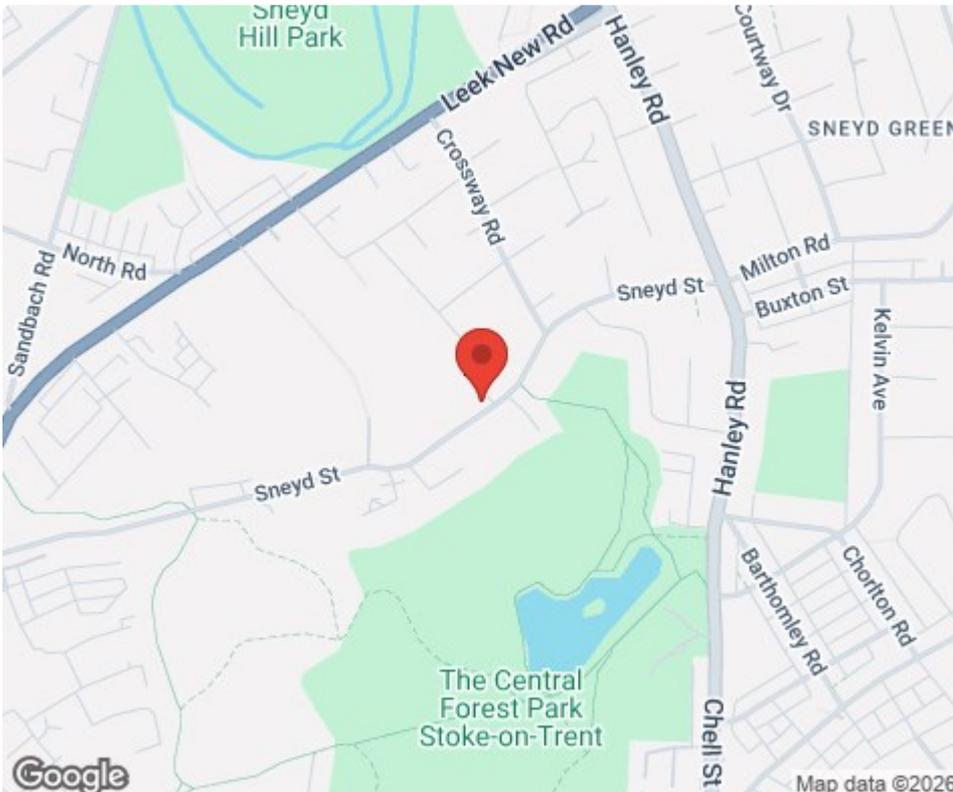


Ground Floor  
Approx 49 sq m / 523 sq ft

First Floor  
Approx 34 sq m / 363 sq ft

Denotes head height below 1.5m

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:

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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