Debra TiMMiS
YOUR PERSONAL ESTATE AGENT

West Crescent Sneyd Green Stoke-On-Trent ST1 6EU







Offers In The Region Of £200,000

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West Crescent, Sneyd Green, Stoke-On-Trent, ST1 6EU

If Sneyd Green is the place you want to be -
Then be sure to be quick, this property you really must see! -
A spacious extended semi, a wonderful family home -
With plenty of space upstairs and downstairs to roam -
There's THREE BEDROOMS plus SHOWER ROOM WITH WC -
Impressive breakfast kitchen and beautiful lounge/diner to fill you with glee -
With ample off road parking and beautiful rear garden too -
Do not delay, call us now to view!

Nestled in the popular after area of West Crescent, Sneyd Green, this beautifully presented extended semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious entrance hall that leads into an inviting open-plan lounge and dining area, ideal for both relaxation and entertaining. The fitted breakfast kitchen is a delightful space, perfect for enjoying morning meals with family.

This charming home boasts three bedrooms, providing ample space for a growing family or guests. The modern shower room adds a touch of contemporary elegance, ensuring convenience for daily routines. Outside, the property features ample off-road parking, a valuable asset in today's busy world. The low-maintenance rear garden is designed for ease, complete with patio and seating areas, making it an excellent spot for outdoor gatherings or quiet evenings under the stars.

Situated close to local amenities, commuter routes, and reputable schools, this property is ideally located for both convenience and community. We highly recommend viewing this delightful home to fully appreciate its many attributes and the lifestyle it offers.

Entrance
Upvc door with access into the hallway.

Hallway
With useful storage cupboard. Under stairs recess with space for tumble dryer. Radiator. Tiled floor. Stairs off to the first floor.

Open/Plan Lounge/Diner
24'1" x10'9" (7.35 x3.29)

Lounge Area
Double glazed bay window to the front aspect. Radiator. Open access to the dining area.

Dining Area
Inset gas fire. Radiator. Laminate flooring. Access to sitting area with Double glazed French doors with access into the rear garden.



Breakfast Kitchen
18'6" x 6'2" (5.64 x 1.89)
Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Built-in gas hob, extractor hood and built-in oven. Integrated fridge/freezer and dishwasher. One and a half bowl sink with single drainer, mixer tap. Part tiled splash backs. Tiled floor. Two double glazed windows and Upvc door to the side aspect.

First Floor

Landing
Double glazed window. Loft access. Laminate flooring.

Bedroom One
12'11" x 10'9" into alcove (3.95 x 3.30 into alcove)
Double glazed window. Radiator. Fitted and built-in wardrobes.



Bedroom Two
13'1" into bay x 10'9" into alcove (3.99 into bay x 3.29 into alcove)
Double glazed window. Radiator.



Bedroom Three
6'5" x 6'4" (1.98 x 1.95)
Double glazed window. Radiator. Laminate flooring.

Shower Room
7'10" x 6'2" (2.39 x 1.89)
Contemporary suite comprises, double cubicle housing mains shower, vanity wash hand basin and WC. Heated towel rail and feature radiator. Double glazed window.





Externally
Block paved driveway providing ample off road parking. Double gates with access to the garage size workshop and rear garden. Low maintenance rear garden with patio/seating areas and gravel feature garden. Ornate feature pond.



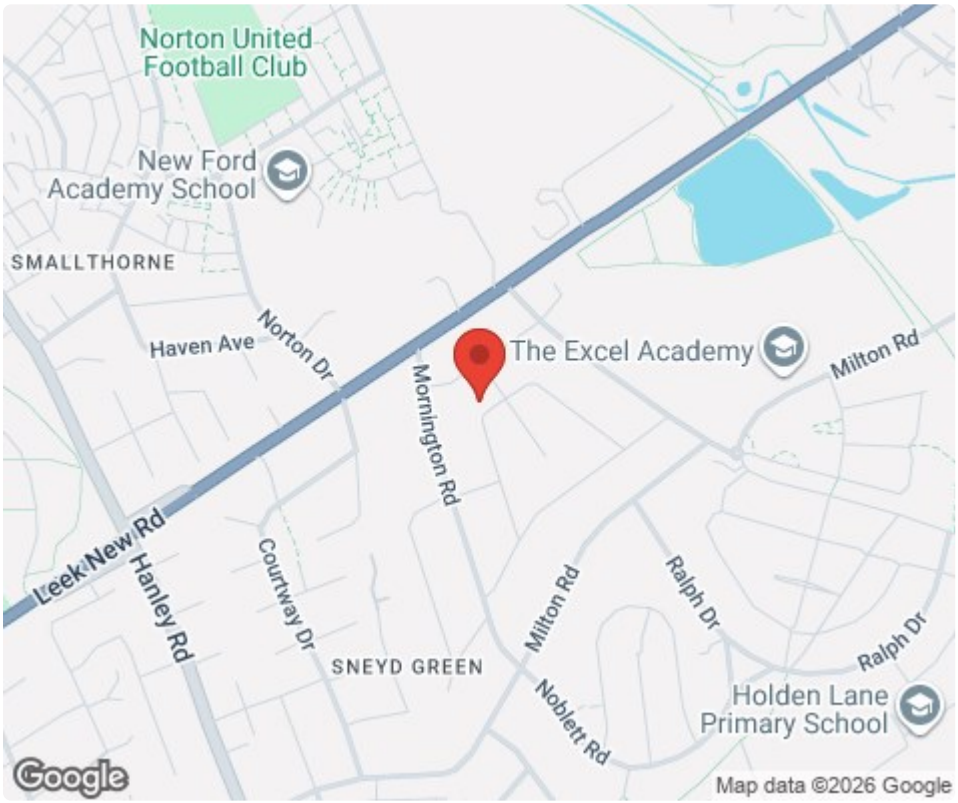
Approx Gross Internal Area
89 sq m / 959 sq ft



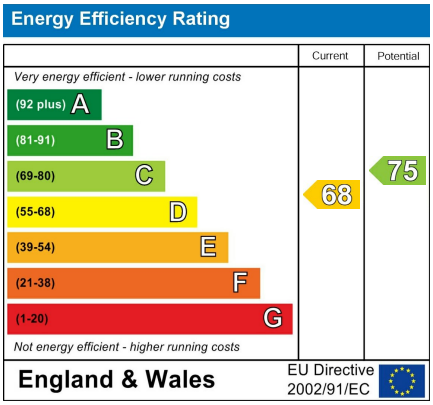
Ground Floor
Approx 49 sq m / 530 sq ft

First Floor
Approx 40 sq m / 429 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



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