

**Berwick Road Sneyd Green Stoke-On-Trent ST1 6ER**



**Offers In The Region Of £225,000**

## Berwick Road, Sneyd Green, Stoke-On-Trent, ST1 6ER

If Berwick Road, Sneyd Green is the place you want to be -  
Then be sure to be quick, this property you really must see! -

An immaculate semi, a wonderful family home -

With plenty of space upstairs and downstairs to roam -

There's THREE BEDROOMS plus shower room & WC -

Impressive breakfast kitchen, conservatory and beautiful lounge/dining room to fill you with glee -

Impressive gardens, driveway and workshop too -

Do not delay, call us now to view!

Located on Berwick Road in the charming area of Sneyd Green, this immaculate semi-detached house presents an exceptional opportunity for those seeking a stylish and comfortable family home. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. As you enter, you are greeted by a beautiful hallway that leads to a stylish lounge, complete with double doors that open into a delightful dining room. This seamless flow creates an inviting atmosphere, perfect for entertaining guests or enjoying family meals. The conservatory, which offers lovely views of the landscaped rear garden, is a wonderful addition, providing a tranquil space to relax and unwind.

The impressive breakfast kitchen is designed for both functionality and style, making it a joy to prepare meals. The property also features a modern shower room and a separate WC, ensuring convenience for all residents. The exterior of the home is equally appealing, with a good-sized landscaped rear garden that offers a perfect retreat for outdoor activities or simply enjoying the fresh air. A driveway with an electric charge point adds to the practicality of this home, while a workshop with shed attached at the rear provides ample storage or a space for hobbies. With no upward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and quality this stunning home has to offer.

### Entrance Hall

Composite door to the front aspect. Double glazed windows to the front side aspects. Kardean flooring. Radiator. Stairs off to the first floor. Useful storage cupboard. Pantry with double glazed to the side aspect and space for tumble dryer.

### Lounge

12'10" x 12'1" (3.93 x 3.69)

Double glazed window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Double doors with access into the dining room.

### Dining Area

15'1" narrowing to 9'10" x 9'10" narrowing to 6'2" (4.61 narrowing to 3.02 x 3.02 narrowing to 1.90)

Coving to ceiling. Radiator. Double doors with access into the conservatory.

### Conservatory

10'2" x 7'11" (3.11 x 2.43)

Double glazed windows and double glazed French doors with access into the rear garden. Tiled floor with under floor heating.



### Breakfast Kitchen

13'8" x 8'6" (4.19 x 2.60)

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Beautiful fitted kitchen with a range of contemporary wall and base units with granite worktops over which extends to breakfast area. Integral appliances include, Bosch fridge, freezer, washing machine, combination microwave/oven and an additional oven/grill. Neff induction hob and extractor hood. Inset sink. Plinth heater. Double glazed window to the side and double glazed French doors with access into the rear garden.

### First Floor

#### Landing

Double glazed window to the side aspect. Loft access. Airing cupboard.

#### Bedroom One

11'5" to robe x 10'9" (3.49 to robe x 3.28)

Double glazed window to the front aspect. Built-in wardrobes. Radiator.

#### Bedroom Two

10'9" x 9'5" (3.28 x 2.89)

Double glazed window to the side aspect. Radiator.

#### Bedroom Three

8'0" x 8'0" narrowing to 6'7" (2.45 x 2.44 narrowing to 2.02)

Double glazed window to the front aspect. Radiator.

### Shower Room

7'9" into cubicle x 4'3" plus door recess (2.38 into cubicle x 1.32 plus door recess)

Luxury suite comprises, double shower cubicle housing mains shower with waterfall shower head, additional hand held shower mixer. Contemporary wash hand basin and shower mixer. Tiled walls and floor. Double glazed window to the rear aspect. Under flooring heating.

### Separate WC

Low level WC. Tiled walls and tiled floor. Under floor Heating.

### Externally

Nestled in a serene setting, this stunning landscape gardens offers a harmonious blend of natural beauty and modern design. At its heart lies a tranquil pond with an elegant water feature, creating a soothing ambiance with the gentle sound of cascading water. Lush planting beds and manicured artificial lawns provide vibrant greenery that remains pristine year-round. A sleek composite decking patio forms the primary seating area, enclosed by a contemporary glass balustrade that offers unobstructed views of the garden's centerpiece. Additional patio spaces are thoughtfully positioned to catch the sun throughout the day, offering perfect spots for relaxation or entertaining. The combination of water, greenery, and stylish hardscaping makes this garden a peaceful and visually captivating retreat. Pressed concrete driveway and electric charging point.



### Workshop/Shed

18'3" x 9'1" (5.57 x 2.79)

Double doors. Power and light. Access to the attached storage shed with two double glazed windows. (There are solar panels to the workshop roof) Any interested parties are advised to make their own enquires, our client has advised us that these are owned).



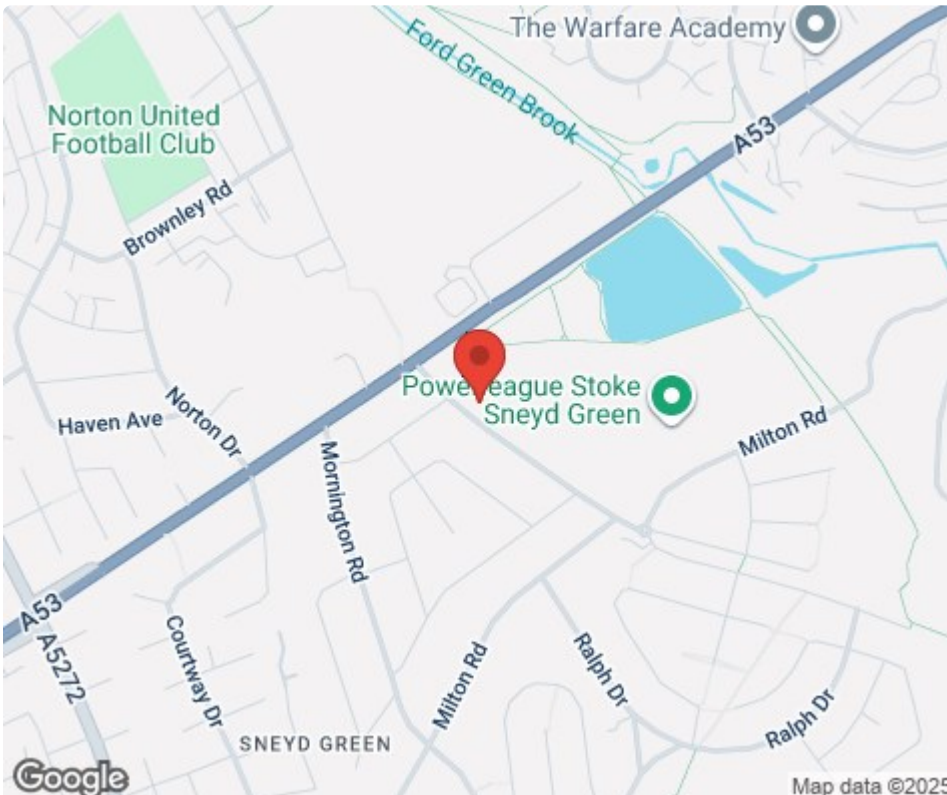
Approx Gross Internal Area  
100 sq m / 1073 sq ft



Ground Floor  
Approx 59 sq m / 633 sq ft

First Floor  
Approx 41 sq m / 440 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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