



Mornington Road,  
Sneyd Green, Stoke-on-  
Trent



**OneAgency**

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£195,000

A mature and stylish three bedroom semi-detached house in the popular location of Sneyd Green. The property boasts modern accommodation throughout including open plan living/kitchen/dining space with french doors, guest w/c, three bedrooms, loft space with stair access and a landscaped garden with porcelain patio area. The property is located close to amenities, commuter links and Primary and Secondary Schools. An ideal property for first time buyers or a family looking to upsize. Viewing is highly advised!





## Ground Floor

### Hallway

4.32m x 1.79m (14' 2" x 5' 10") UPVC front door, radiator and tiled flooring.

### Guest W/C

1.74m x 0.79m (5' 9" x 2' 7") A low level W/C, hand wash basin, double glazed window, radiator and tiled flooring.

### Lounge

3.39m x 3.31m (11' 1" x 10' 10") A double glazed bay window, radiator and carpet flooring.

### Open Plan Living / Kitchen / Diner

5.45m x 3.41m (17' 11" x 11' 2") Living / Diner - French doors to the garden, radiator and laminate flooring.

4.43m x 1.79m (14' 6" x 5' 10") Kitchen - A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hob, plumbing for a washing machine, space for a fridge/freezer, dryer and dishwasher, boiler to the wall, double glazed windows and tiled flooring.

## First Floor

### Bedroom One

3.24m x 3.31m (10' 8" x 10' 10") A double glazed bay window, radiator and carpet flooring.

### Bedroom Two

3.43m x 2.67m (11' 3" x 8' 9") A double glazed window, radiator and wooden flooring.

### Bedroom Three

2.23m x 1.88m (7' 4" x 6' 2") A double glazed window and radiator.

### Bathroom

2.75m x 1.78m (9' 0" x 5' 10") A free standing bath, walk in shower unit, vanity hand wash basin, low level W/C, double glazed window, radiator and laminate flooring.

### Loft Space

2.63m x 2.48m (8' 8" x 8' 2") Stair access, velux window and carpet flooring.

### External

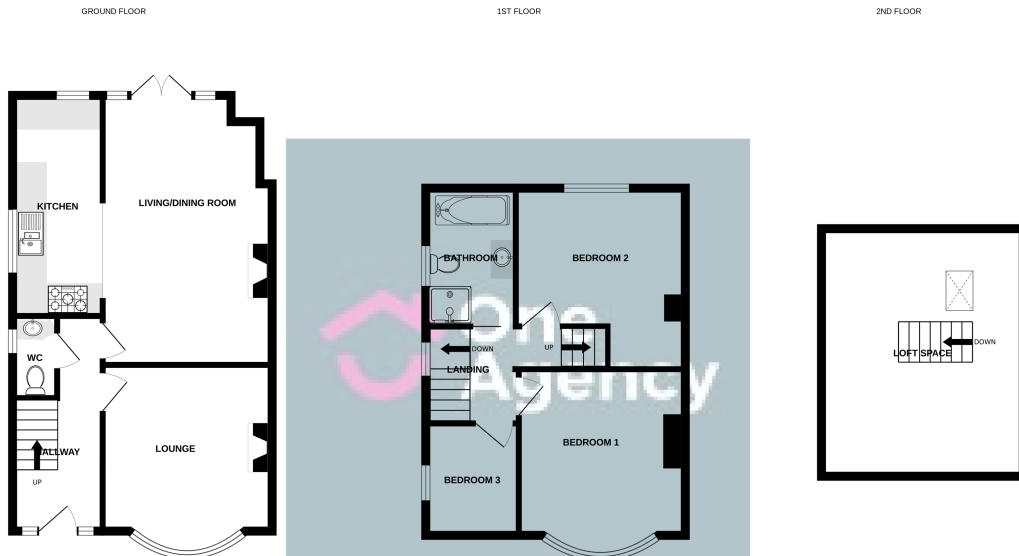
Front - A tarmac driveway providing off road parking.

Rear - A porcelain patio area, lawned section, pebbled area, shed and fenced borders.

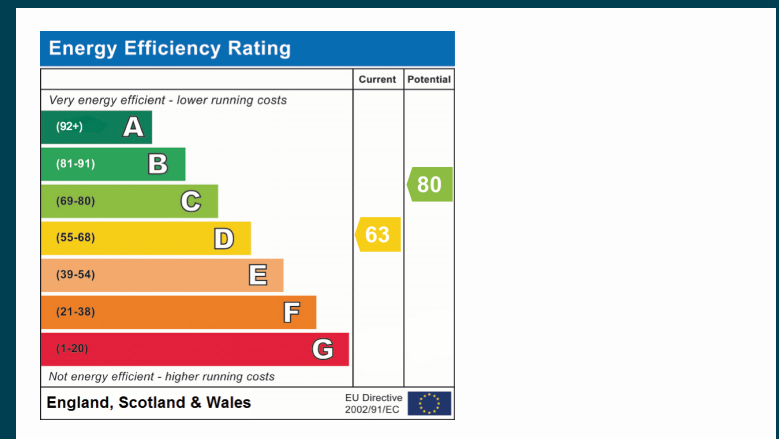
## AGENTS NOTES

The council tax band is C. The local authority is Stoke-on-Trent.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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