



Courtway Drive,  
Sneyd Green



**OneAgency**

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## Offers in Region of £200,000

A well presented three bedroom semi-detached house in the popular location of Sneyd Green. The property benefits from a generous block paved driveway, open plan kitchen/dining space and detached garage. The property is located close to amenities, commuter links and Primary/Secondary Schools. An ideal first time buy or someone looking to upsize. Viewing is highly advised.



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#### Ground Floor

##### Porch

1.85m x 0.64m (6' 1" x 2' 1") Double doors and tiled flooring.

##### Hallway

4.54m x 1.88m (14' 11" x 6' 2") An under the stairs storage, radiator and carpet flooring.

##### Guest W/C

1.27m x 0.81m (4' 2" x 2' 8") A low level W/C, hand wash basin, double glazed window and vinyl flooring.

##### Lounge

3.91m x 3.40m (12' 10" x 11' 2") A double glazed bay window, radiator and laminate flooring.

##### Kitchen/Diner

3.63m x 3.04m (11' 11" x 10' 0") French doors to the conservatory, radiator and laminate flooring. 4.54m x 1.91m (14' 11" x 6' 3") 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, double glazed windows, radiator and tiled flooring.

##### Conservatory

4.33m x 2.21m (14' 2" x 7' 3") A double glazed conservatory, french doors to the garden, radiator and tiled flooring.

#### First Floor

##### Bedroom One

3.66m x 2.81m (12' 0" x 9' 3") A double glazed window, radiator and carpet flooring.

##### Bedroom Two

3.47m x 3.40m (11' 5" x 11' 2") A double glazed window, radiator and carpet flooring.

##### Bedroom Three

1.96m x 1.89m (6' 5" x 6' 2") A double glazed window, radiator and carpet flooring.

##### Bathroom

2.59m x 1.86m (8' 6" x 6' 1") A white suite with bath, walk in shower unit, pedestal hand wash basin, low level W/C, radiator, double glazed window, part tiled walls and tiled flooring.

#### External

Front - A block paved driveway providing off road parking for multiple vehicles and gated access to the rear.

Rear - A paved patio area, lawned section and decked area with fenced borders.

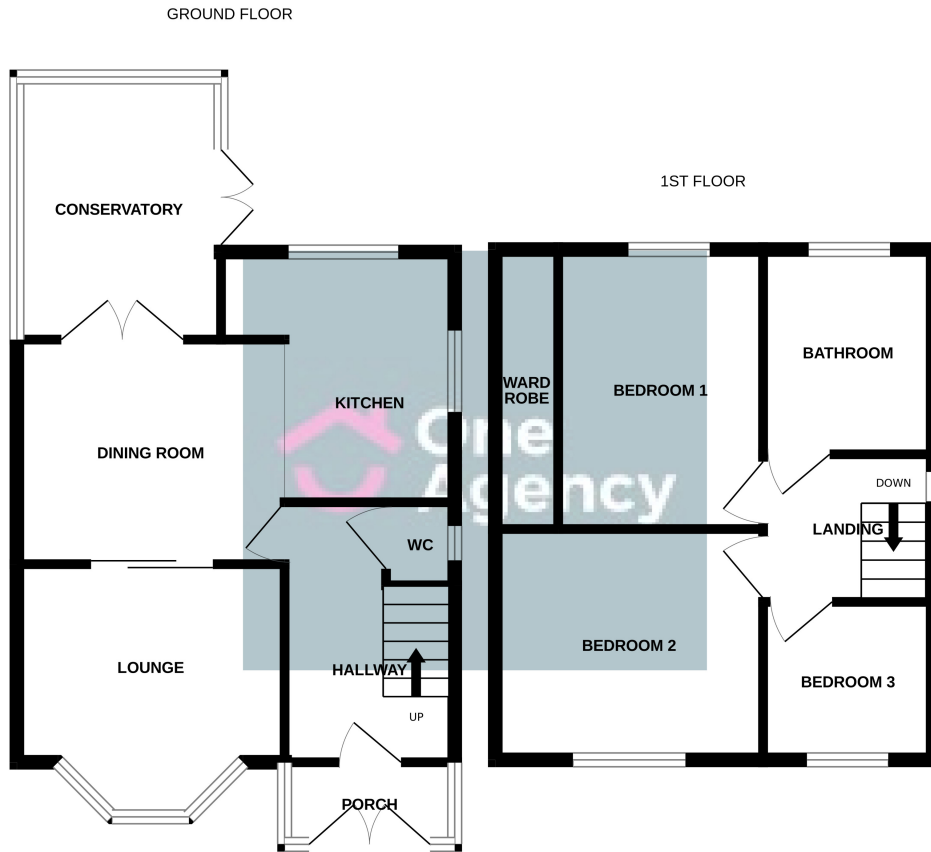
##### Detached Garage

4.80m x 2.54m (15' 9" x 8' 4") An up and over door and electric power.

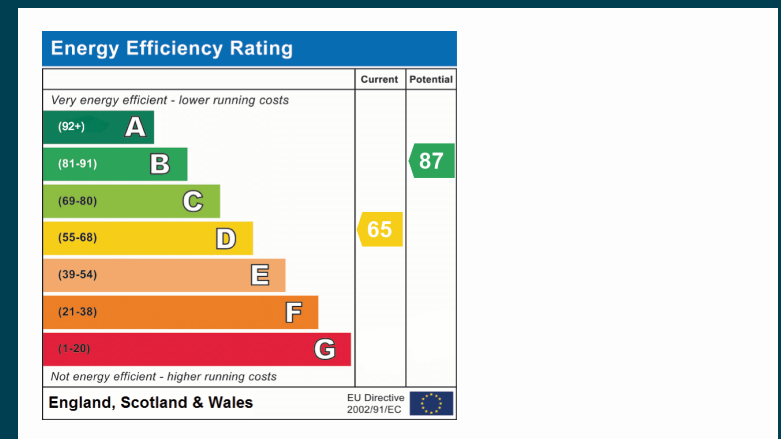
#### AGENTS NOTES

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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