



Leek New Road,  
Sneyd Green

 **OneAgency**

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# £170,000

Well presented semi detached house, situated in the popular location of Sneyd Green close to all local amenities with easy access to Hanley City Centre and the Festival Retail Park. The property benefits from an en-suite to the master bedroom, ample off road parking for several vehicles, decking area and garden. Viewing is highly recommended to appreciate the accommodation on offer. NO CHAIN!





### Entrance Lobby

Door to front, radiator.

### Cloaks

Double glazed frosted window to the side, WC, hand wash basin, radiator.

### Living Room

Stairs to first floor, two radiators, double glazed window to the front.

### Kitchen / Diner

Fitted with a range of wall, base and drawer storage units, sink and drainer with mixer tap, fitted oven and hob with extractor above, integral appliances including fridge, freezer, dishwasher. Double glazed doors to rear, double glazed window to rear, radiator, under stairs storage.

### Landing

Access to loft, double glazed frosted window to the side, built in storage.

### Master Bedroom

Double glazed window to the front, radiator.



### En Suite

Shower cubicle with mains shower, WC, hand wash basin with storage below, heated towel rail, tiled walls.

### Bedroom Two

Double glazed window to the rear, radiator.

### Bedroom Three

Double glazed window to the front, radiator.

### Bathroom

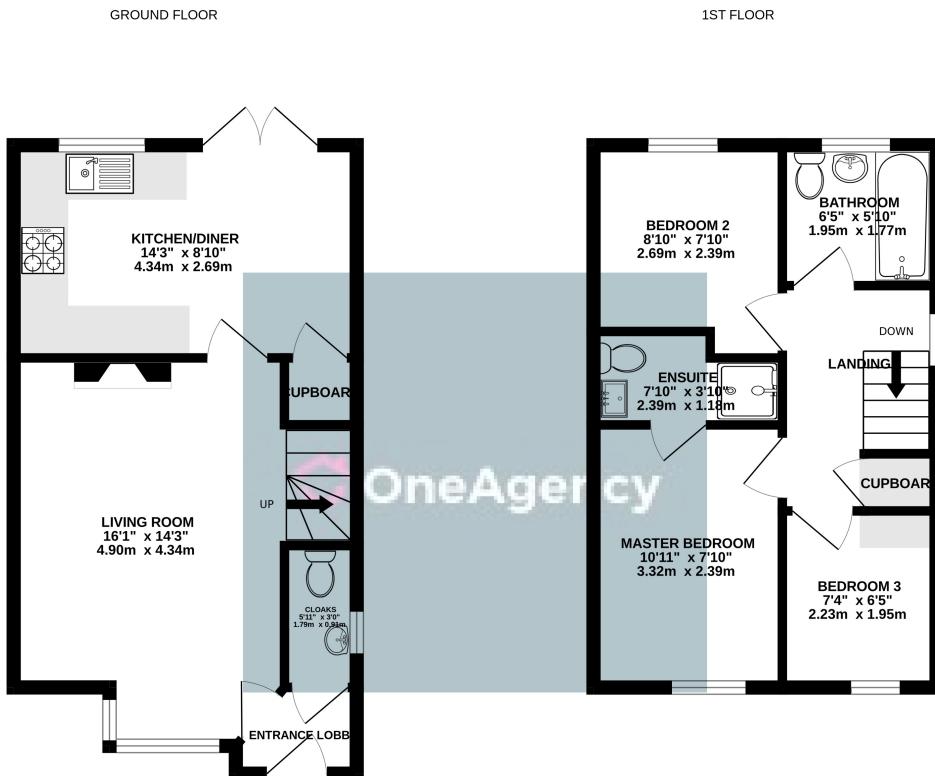
Double glazed frosted window to the rear, bathroom suite comprising of panelled bath, WC and pedestal wash hand basin. Radiator, part tiled walls.

### Outside

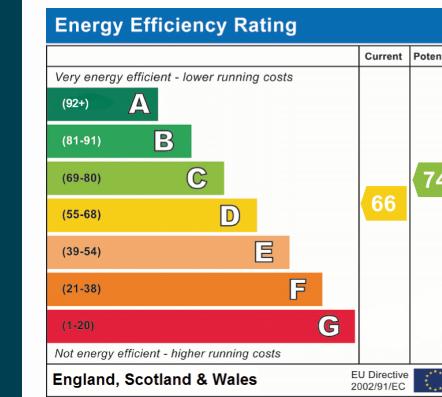
Ample off road parking for several vehicles to the rear with additional space and the side. Garden and decking area.

### Agents Notes

Stoke-on-Trent Council Tax Band C



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 operation or efficiency can be given.  
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