



Abbotts Drive, Sneyd
Green

 **OneAgency**

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £175,000

Semi detached house, situated in the popular residential location of Sneyd Green, close to nearby schools including Excel Academy, The property benefits from off road parking, rear garden, conservatory and is offered with NO CHAIN involvement. Viewing of this property which is convenient for access into Hanley city centre is highly recommended,





Entrance Hallway

Stairs to the first floor, radiator, laminate floor, door to front, under stairs storage area with Glow-Worm boiler.

Living Room

4.00m max into bay x 3.10m (13' 1" x 10' 2") Radiator, double glazed window to the front, laminate floor, fireplace.

Dining Room

3.51m x 3.13m (11' 6" x 10' 3") Radiator, laminate floor, patio doors into conservatory.

Conservatory

3.08m x 2.68m max (10' 1" x 8' 10") Double glazed, doors to rear.

Kitchen

4.59m x 1.64m (15' 1" x 5' 5") Double glazed windows to the side and rear, radiator, door to side. Fitted with a range of wall, base and drawer storage units, hob with extractor above, fitted oven, sink and drainer unit with mixer tap, radiator.

First Floor

Landing

Double glazed window to the side.

Bedroom 1

4.15m into bay x 3.11m (13' 7" x 10' 2") Double glazed window to the front, radiator.

Bedroom 2

3.52m x 3.12m max (11' 7" x 10' 3") Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 3

Double glazed window to the front, radiator.

Bathroom

2.00m x 1.62m (6' 7" x 5' 4") Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin. Radiator, tiled walls, double glazed frosted window to the rear.

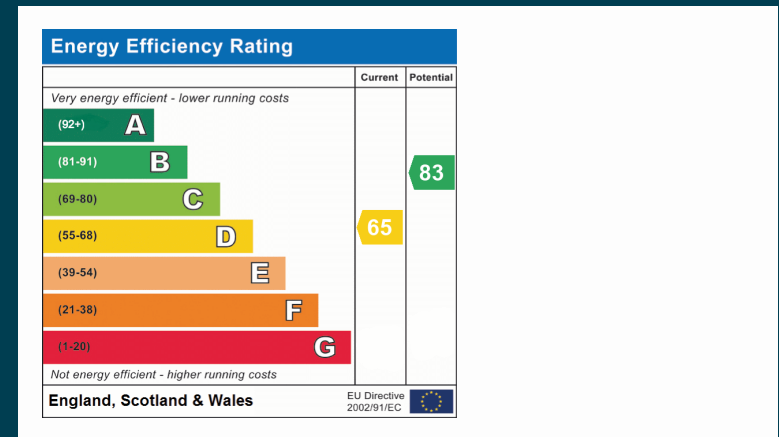
Outside

Ample off road parking and garden to rear.

Agents Notes

Stoke-on-Trent Council Tax Band B





OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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