



Leek New Road,  
Sneyd Green



**OneAgency**

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£175,000

Traditional semi detached house, with open views to the rear overlooking Sneyd Hill Park. The property benefits from a generous rear garden, off road parking to the front and no chain involvement. Viewing is highly recommended.





#### Entrance Porch

Double glazed window and door to the front.

#### Living Room / Dining Room

8.12m max into bay x 3.36m (26' 8" x 11' 0") Triple glazed bay window to the front . double glazed window into the Sun Room / Utility, radiator, gas coal effect fire with feature fire surround.

#### Kitchen

4.46m x 2.18m (14' 8" x 7' 2") Under stairs storage area with double glazed window to the side, stainless steel sink and drainer unit, wall mounted boiler.

#### Sun Room / Utility

Radiator, double glazed windows to rear, plumbing for wash machine.

#### First Floor

##### Bedroom 1

4.37m max into bay x 3.30m (14' 4" x 10' 10") Triple glazed window to front, radiator.

##### Bedroom 2

Double glazed window to rear, radiator.

##### Bedroom 3

2.08m x 2.16m (6' 10" x 7' 1") Triple glazed window to front, radiator.

#### Shower Room

2.07m x 2.01m (6' 9" x 6' 7") Double glazed window to rear, heated towel rail, large shower tray with mains shower, WC and hand wash basin, tiled walls.

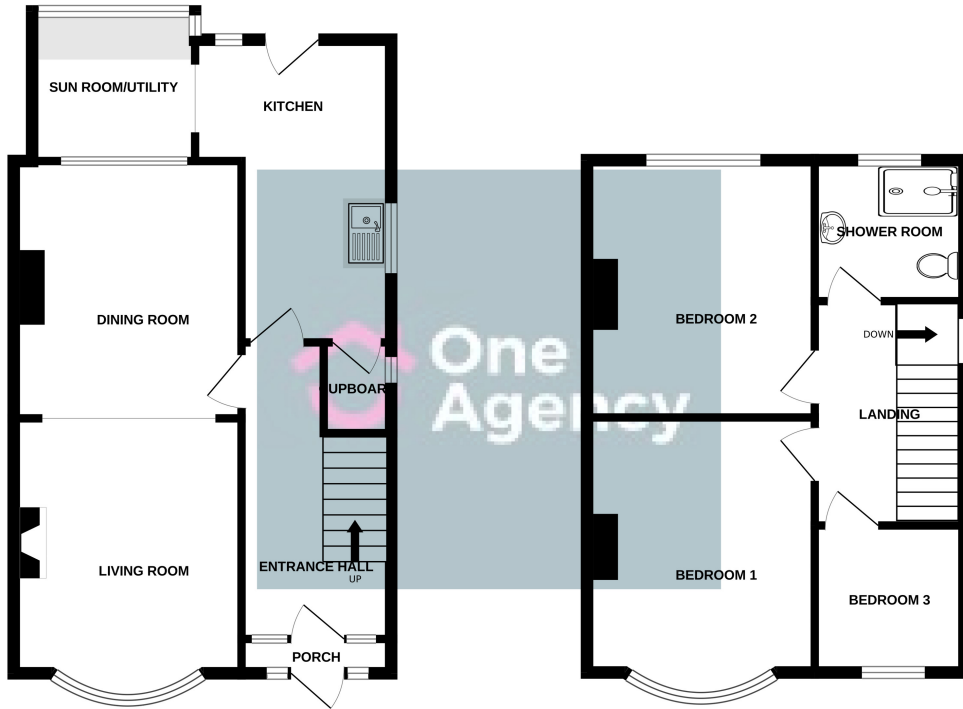
#### Outside

Generous sized established rear garden with artificial grass and large garden shed. Off road parking to the front.

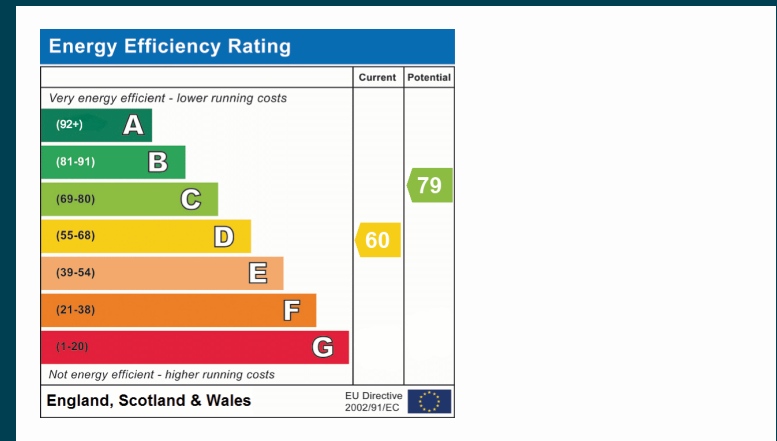


GROUND FLOOR

1ST FLOOR



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