



Abbotts Drive, Sneyd
Green, Stoke-on-Trent



OneAgency

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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.

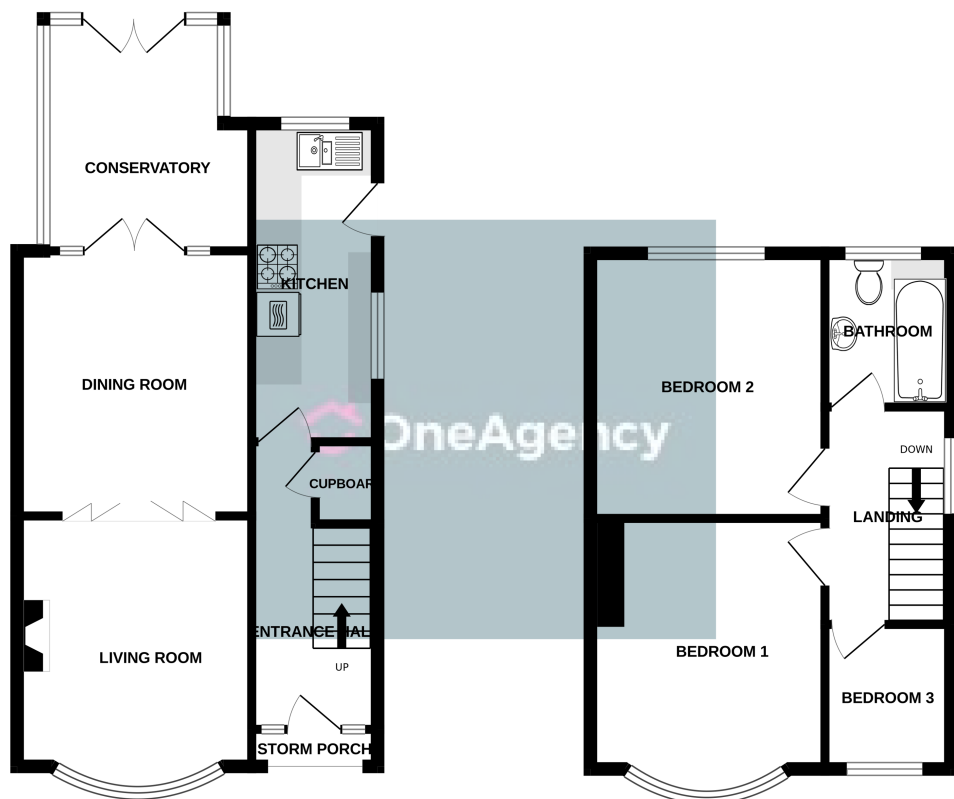
Agents Notes

Stoke-on-Trent Council Tax Band B



GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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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