



Norton Drive,
Sneyd Green



OneAgency

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Offers in the Region of £165,000

A well presented three bedroom semi-detached house in the popular location of Sneyd Green. Walking distance to Newford School with an Outstanding Ofsted rating this year! The property benefits from generous accommodation including two reception rooms, detached brick built garage and off road parking. An ideal first time buyers property close to amenities, schools and commuter links. Viewing is highly advised. No Chain!





Ground Floor

Hallway

4.15m x 1.81m (13' 7" x 5' 11") Storage cupboard, radiator and carpet flooring.

Lounge

3.86m x 3.33m (12' 8" x 10' 11") A double glazed window to the front, radiator and carpet flooring.

Dining Room

4.36m x 3.33m (14' 4" x 10' 11") A double glazed window to the rear, radiator and carpet flooring.

Kitchen

3.13m x 1.76m (10' 3" x 5' 9") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, radiator, double glazed window, door to the side and tiled flooring.

First Floor

Bedroom One

4.07m x 3.23m (13' 4" x 10' 7") A double glazed window to the front, wardrobe units, radiator and carpet flooring.

Bedroom Two

3.75m x 3.31m (12' 4" x 10' 10") A double glazed window to the rear, wardrobe units, radiator and carpet flooring.

Bedroom Three

2.02m x 1.81m (6' 8" x 5' 11") A double glazed window to the front, radiator and carpet flooring.

Shower Room

1.86m x 1.77m (6' 1" x 5' 10") A walk in shower unit with screen, hand wash basin, radiator, double glazed window and vinyl flooring.

Separate W/C

A low level W/C.

External

Front - A paved driveway providing off road parking to the front and side.

Rear - A block paved patio area, lawned garden with shrubs and brick borders.

Detached Garage

5.63m x 2.55m (18' 6" x 8' 4") Double doors and brick built.

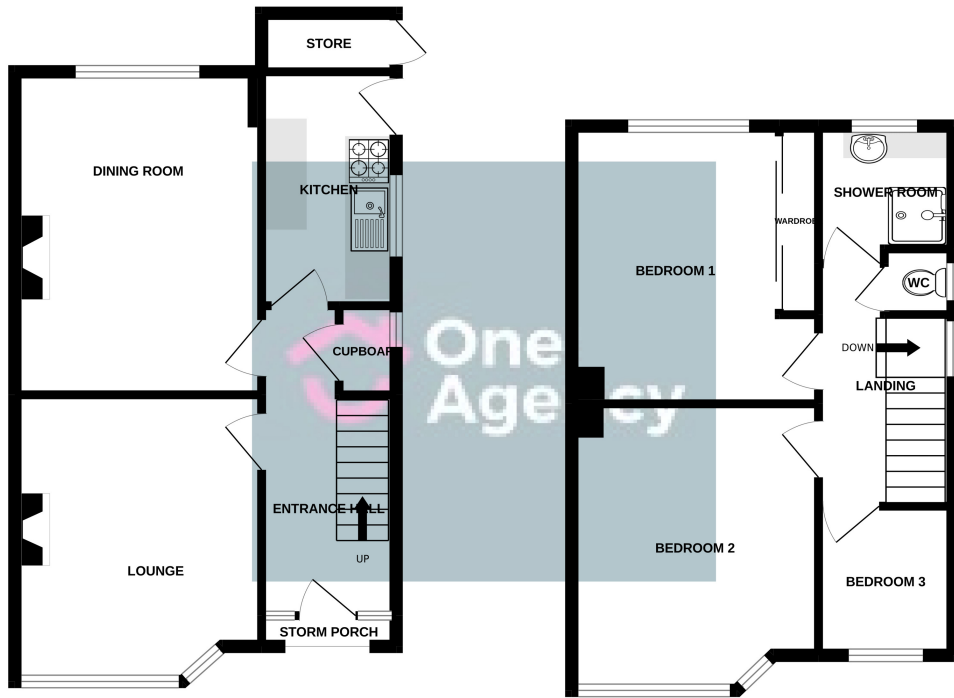
AGENTS NOTES

The council tax band is C. The local authority is Stoke-on-Trent.

We understand underpinning and repair works were carried out to the property in 1988 and we are able to send the information on request.

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			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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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