



Sefton Avenue, Sneyd
Green, Stoke-on-Trent



OneAgency

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Offers in Excess of £275,000

An impressive detached property in the popular location of Sneyd Green. The property boasts a large plot, impressive accommodation with three double bedrooms, conservatory with under floor heating and ample off road parking space with a detached garage. An ideal property for a growing family looking to upsize. Located close to amenities, commuter links and Primary & Secondary Schools. Viewing is highly advised!



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Ground Floor

Porch

2.15m x 0.73m (7' 1" x 2' 5") French doors and tiled flooring.

Hallway

4.75m x 1.84m (15' 7" x 6' 0") An under stairs storage cupboard, radiator and tiled flooring.

Lounge

5.30m x 3.66m (17' 5" x 12' 0") A double glazed bay window, radiator and carpet flooring.

Dining Room

3.48m x 3.31m (11' 5" x 10' 10") A double glazed bay window, radiator and carpet flooring.

Kitchen

3.66m x 2.91m (12' 0" x 9' 7") A range of wall and base units with worktops, stainless steel sink basin, integral oven, microwave, dishwasher and fridge/freezer, gas hobs with extractor over, double glazed window, radiator and tiled flooring.

Conservatory

6.01m x 3.35m (19' 9" x 11' 0") A double glazed conservatory with glass roof, sliding patio door to the garden, under floor heating and tiled flooring.

Utility Room

2.93m x 1.47m (9' 7" x 4' 10") Plumbing for a washing machine, space for a dryer, worcester combo boiler, double glazed window and tiled flooring.

Guest W/C

1.99m x 0.87m (6' 6" x 2' 10") A low level guest W/C, hand wash basin, double glazed window, radiator and tiled flooring.

First Floor

Bedroom One

5.09m x 2.41m (16' 8" x 7' 11") Fitted wardrobe unit, double glazed windows, radiator and carpet flooring.

Bedroom Two

3.29m x 2.85m (10' 10" x 9' 4") Fitted wardrobe unit, double glazed window and carpet flooring.

Bedroom Three

3.64m x 3.31m (11' 11" x 10' 10") A double glazed window, radiator and carpet flooring.

Bathroom

2.59m x 1.83m (8' 6" x 6' 0") A white suite with bath, walk in shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, double glazed window and tiled flooring.

External

Front - A driveway providing off road parking for multiple cars, generous sized lawned garden with shrub border.

Rear - A patio area for seating, steps down to a lawned garden area with a further seating area and shrub borders.

Detached Garage

4.77m x 2.83m (15' 8" x 9' 3") An up and over door with electric power.

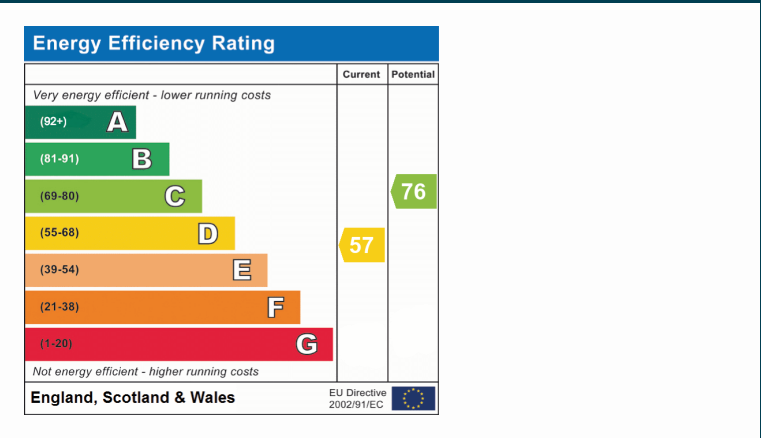
AGENTS NOTES

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





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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