



Fitzherbert Road,
Stoke-on-Trent ST1 6JA



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £99,950

A brilliant three bedroom semi-detached house in a popular location of Sneyd Green. The property is close to amenities, schools and commuter links. The property is in need of some updating but ideal for first time buyers or investment. No Chain!





Ground Floor

Hall

1.82m x 0.91m (6' 0" x 3' 0") Entered through a UPVC front door, radiator and carpet flooring.

Lounge

A double glazed window to the front and rear, fire surround, radiator and carpet flooring.

Kitchen

3.50m x 3.48m (11' 6" x 11' 5") A range of wall and base units with worktops, space for a cooker, plumbing for a washing machine, space for a fridge/freezer, double glazed window to the rear and side, radiator and lino flooring.

Utility Area

2.39m x 1.51m (7' 10" x 4' 11") Space for a dryer, fridge freezer, radiator, UPVC door to side and lino flooring.

W/C

A useful ground floor W/C, radiator, window and lino flooring.

First Floor

Bedroom One

3.37m x 3.18m (11' 1" x 10' 5") A double glazed window to the front, radiator and carpet flooring.

Bedroom Two

4.22m x 2.55m (13' 10" x 8' 4") A double glazed window to the front elevation, radiator and carpet flooring.

Bedroom Three

3.18m x 2.53m (10' 5" x 8' 4") A double glazed window to the rear, radiator and carpet flooring.

Shower Room

2.32m x 1.67m (7' 7" x 5' 6") A walk in shower unit with glass screen, pedestal hand wash basin, W/C, double glazed window, tiled walls, radiator and lino flooring.

External

Front - A gravel area to the front with potential to turn into off road parking subject to successful planning with the local council.

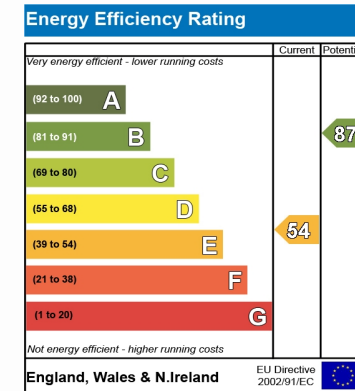
Rear - A paved section with steps up to generous lawn area.

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.
Made with Metropix ©2021



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

01782 970222

hello@oneagencygroup.co.uk

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

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.