

## 430 Leek New Road Sneyd Green, Stoke-On-Trent, ST1 6EQ

We all like things shiny and new! Well happy home hunters I have a treat for you. Its spacious and bright and all things nice! Immaculate and landscaped a pure delight! Don't delay as its sold with no upward chain! Its yours here ready to gain! The accommodation comprises a large lounge, chic, modern fitted kitchen, utility room, two double bedrooms and family bathroom. Externally the property benefits from landscaped and manicured gardens to the front and rear with ample off road parking. Located in the popular area of Sneyd Green, excellent commuter links to the main town centre, close to local amenities and schooling. Don't miss the chance to claim this as your own! Call today to book a viewing.

**Offers in the region of £139,950**

# 430 Leek New Road

Sneyd Green, Stoke-On-Trent, ST1 6EQ



- STUNNING SEMI DETACHED PROPERTY
- MODERN KITCHEN/DINER
- FAMILY BATHROOM
- NO UPWARD CHAIN
- IMMACULATE THROUGHOUT
- UTILITY ROOM & W.C
- OFF ROAD PARKING
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN

## GROUND FLOOR

### Entrance Hall

5'10" x 4'11" (1.78 x 1.52)

The property has an entrance door to the front aspect, coupled with a double glazed window to the side aspect. Stairs leading to the first floor. Tiled flooring. Radiator.

### Cloakroom

3'9" x 2'3" (1.16 x 0.70)

A double glazed window overlooks the rear aspect. Low level W.C and vanity hand wash basin. Cupboard housing combi boiler. Vertical towel radiator. Ceiling spotlights. Tiled flooring.

### Lounge

14'5" x 12'11" (4.40 x 3.95)

Two double glazed windows overlook the front aspect, one is a bay window. Television and telephone points. Radiator.

### Kitchen/Diner

14'1" x 11'5" (4.30 x 3.48)

A double glazed window overlooks the side aspect coupled with double glazed

patio doors to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side glass drainer. Integrated electric cooker with hob over and cooker hood above. Integrated fridge/freezer and dishwasher. Storage cupboard. Tiled flooring and ceiling spotlights. Radiator.

### Utility Room

6'2" x 4'8" (1.90 x 1.43)

A double glazed window overlooks the side aspect. Work surface areas and space and plumbing for a washing machine and tumble dryer. Tiled flooring and ceiling spotlights.

## FIRST FLOOR

### First Floor Landing

### Bedroom One

14'4" x 10'10" (4.37 x 3.31)

Two double glazed windows overlook the front aspect. Fitted wardrobes. Two feature radiators. Television point.

### Bedroom Two

14'6" x 8'8" (4.42 x 2.65)

A double glazed window overlooks the rear aspect. Loft access hatch. Radiator.

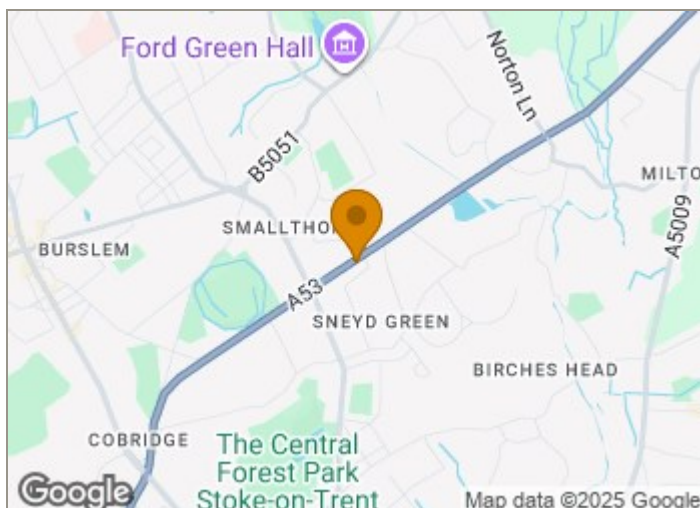
### Bathroom

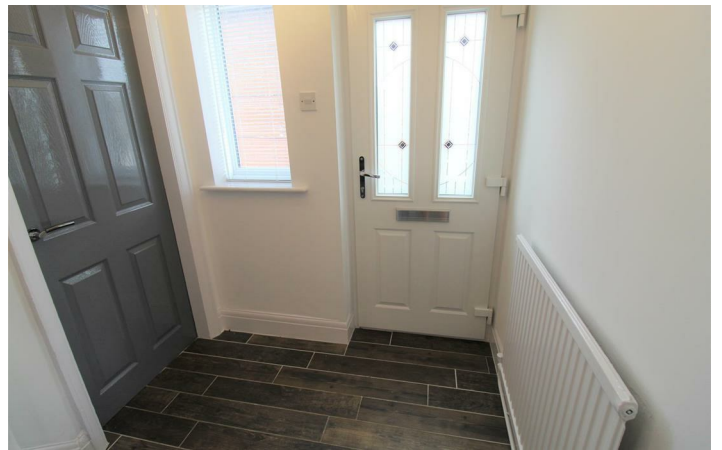
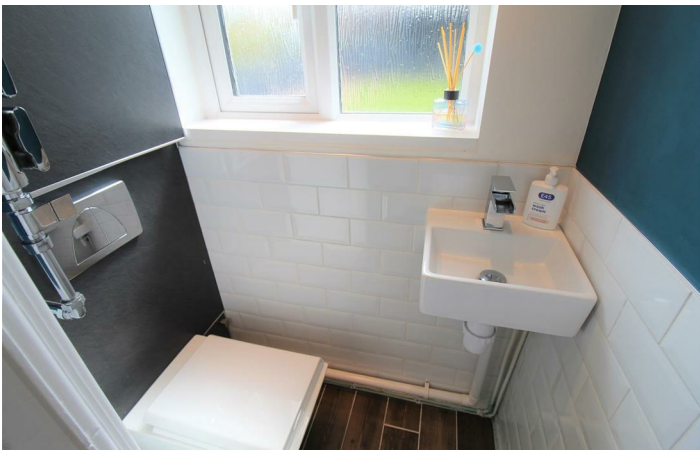
8'2" x 5'6" (2.50 x 1.69)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Fully tiled walls and vertical towel radiator.

## EXTERIOR

To the front there is a tarmac driveway with steps leading to the entrance door and raised flower beds. To the rear there is a block paved patio area and lawned area. Wooden built open summer house and garden shed. Fully enclosed by panelled fencing.

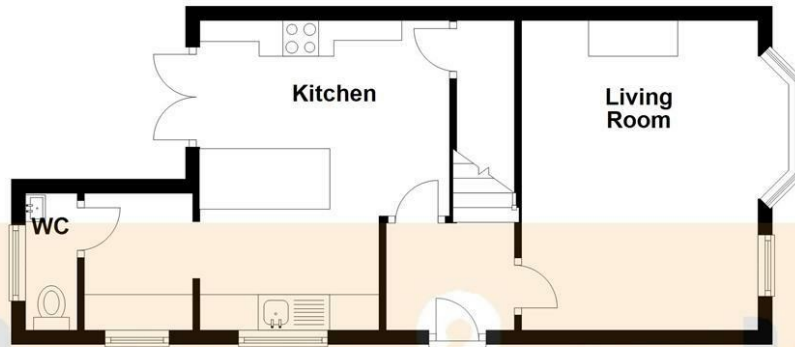




# Floor Plan

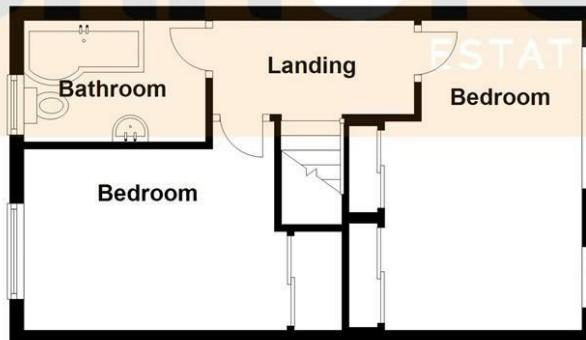
## Ground Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 72.9 sq. metres (784.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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