



21 Hanley Road

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

They say "Home" isn't a place its a feeling and a house is built from bricks and stone but, it is memories that make a house a home. With that in mind, we have a spacious semi detached property ready and waiting for a new owner to make it a home. Boasting a large kitchen/diner, lounge, conservatory, cloakroom, two double bedrooms, office and a spacious family bathroom, it just needs you to put your stamp on it. Externally, there is off road parking, low maintenance front and rear gardens and a detached garage. Make this home one to call your own and don't delay call us today on 01782 789369

Asking price £124,950

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- SEMI DETACHED PROPERTY
- CLOAKROOM
- OFF ROAD PARKING
- NO UP WARD CHAIN!
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE
- KITCHEN/ DINER
- BATHROOM
- ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Porch

7'11" x 1'9" (2.43 x 0.54)

A UPVC door to the front aspect and double glazed windows to the front aspect.

Entrance Hall

14'8" x 6'0" (4.48 x 1.83)

A UPVC door to the front aspect and double glazed window to the front aspect. Radiator and stairs to the first floor.

Lounge

16'9" x 10'11" (5.12 x 3.34)

A double glazed window to the front aspect. Two radiators and electric fireplace. Television point.

Kitchen/ Dining Room

17'3" x 9'3" (5.28 x 2.83)

Double glazed windows to the side and rear aspect. Fitted with a range of wall and base storage units, inset stainless steel sink and side drainer and work surface areas. Partly tiled walls. Gas connection for cooker and plumbing for a washing machine. Space for a fridge/ freezer. Boiler and radiator.

Conservatory

7'6" x 7'1" (2.29 x 2.17)

A brick and UPVC conservatory with double glazed windows to the side and rear aspects. Patio doors to the rear aspect.

Cloakroom

3'1" x 2'10" (0.94 x 0.88)

A window to the rear aspect. Low level comprising bath and shower over, W.C. Partly tiled walls and tiled flooring.

Rear Entrance Porch

5'2" x 3'2" (1.59 x 0.98)

A UPVC door to the rear aspect. Tiled flooring.

FIRST FLOOR

Landing

9'4" x 6'0" (2.87 x 1.84)

A double glazed window to the side aspect and stairs from the ground floor.

Bedroom One

12'2" x 10'11" (3.72 x 3.33)

A double glazed window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

10'11" x 10'10" (3.33 x 3.32)

A double glazed window to the front aspect. Radiator and fireplace.

Office

6'0" x 4'5" (1.84 x 1.37)

A double glazed window to the front aspect. Fitted wardrobes housing tank.

Bathroom

8'9" x 5'11" (2.69 x 1.82)

Double glazed windows to the rear and side aspects. Fitted with a suite

wash hand basin and low level W.C.

Fully tiled walls and radiator. Loft hatch access.

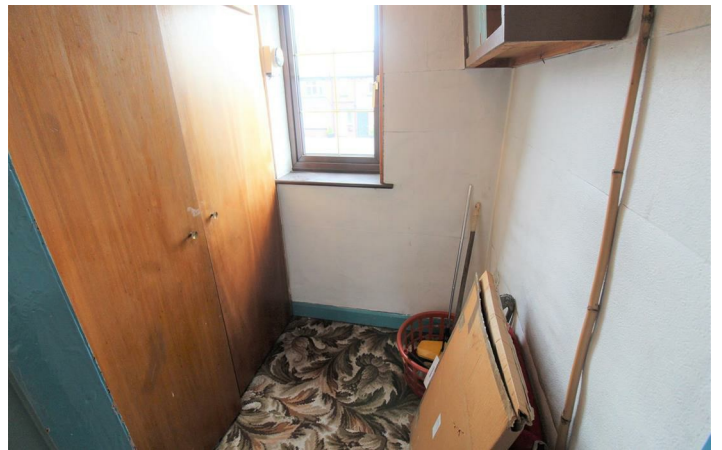
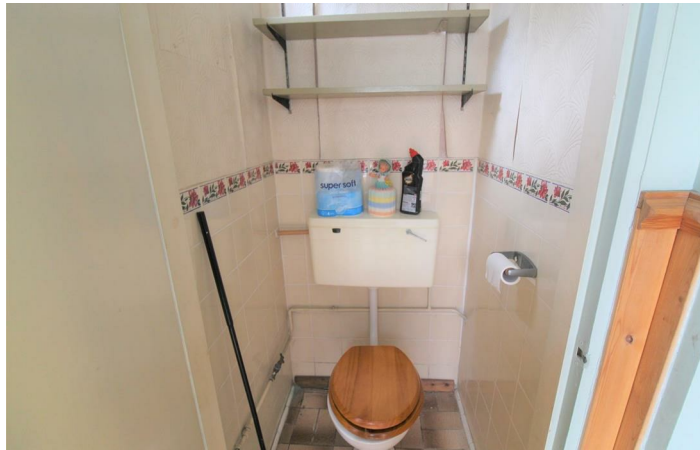
EXTERIOR

The front of the property is paved with space for off road parking, the rear is paved with mature shrubs and fully enclosed.

Garage

16'9" x 8'3" (5.13 x 2.52)

An up and over door to the front aspect. UPVC door to the side aspect and window to the rear aspect.



Floor Plan



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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