



269 Hanley Road Sneyd Green, Stoke-On-Trent, ST1 6DF

Lets go up HANLEY duck!!! But on route make sure you pass by this immaculate semi on HANLEY Road! Beautifully presented throughout the accommodation comprises a large lounge/diner, modern fitted kitchen, three bedrooms and family bathroom. Externally the property benefits from a large driveway with ample off road parking and a detached garage. to the rear the garden is paved and gravelled. Located in the sought after area of Sneyd Green close to local amenities, schooling and the popular Central Forest Park featuring a lake with walkways and a skate park with playground. Sold with no upward chain, I tell yer this!! Get a viewing booked before its gone duck! Call today.

£170,000

269 Hanley Road

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



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- VIEWING IS A MUST

- LARGE LOUNGE/ DINER
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING

- MODERN FITTED KITCHEN
- LARGE DETACHED GARAGE
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

13'11" x 6'4" (4.25 x 1.94)

A UPVC double glazed door to the front aspect. Two double glazed windows to the front and side aspect. Door to under stair storage cupboard housing combi boiler. Stairs to the first floor.

Lounge/ Dining Room

26'1" x 11'4" (7.97 x 3.46)

Two double glazed windows to the front and rear aspect. Two radiators and television point.

Kitchen

15'5" x 5'11" (4.70 x 1.81)

Two double glazed windows to the side and rear aspect. A UPVC double glazed door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas. Integrated appliances include an electric oven with gas hob and cooker hood above, fridge and

freezer. Plumbing for a washing machine. Radiator and tiled flooring.

FIRST FLOOR

Landing

7'6" x 6'4" (2.29 x 1.94)

A double glazed window to the side aspect. Stairs from the ground floor. Loft hatch access.

Bedroom One

13'3" x 10'0" (4.05 x 3.06)

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

Bedroom Two

10'0" x 9'10" (3.06 x 3.02)

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

Bedroom Three

8'10" x 6'3" (2.71 x 1.92)

A double glazed window to the rear aspect. Radiator.

Bathroom

6'10" x 6'2" (2.09 x 1.89)

A double glazed window to the front aspect. Fitted with a suite comprising bath with mixer tap and shower over head. Vanity wash hand basin and low level W.C. Partly tiled walls and radiator.

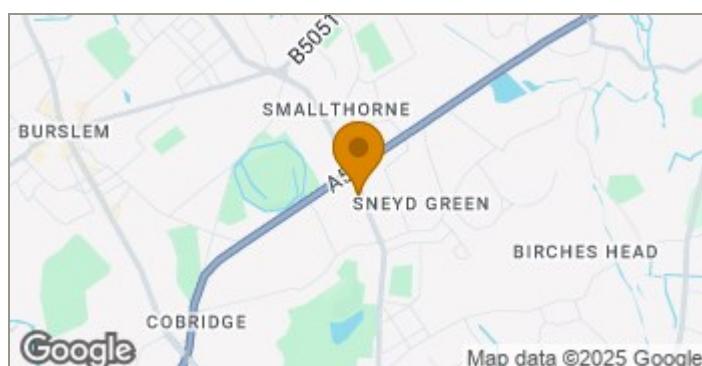
EXTERIOR

The front of the property offers a paved drive with ample off road parking. The rear is paved and has a gravelled area which is fully enclosed.

Garage

45'3" x 11'4" (13.8 x 3.46)

An electric open and over door to the front aspect. Two double glazed windows to the side and rear aspect with a UPVC door to the side aspect. Power and light.





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 only. 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 plus)	A	85	
(81-91)	B		
(70-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	