

30 Abbotts Drive

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

Its time to get ahead of the game and be the front runner for this immaculate extended semi detached property on Abbotts Drive. Move in ready and ample of space on offer the accommodation comprises a lounge, an impressive open plan kitchen/dining/family room with doors leading straight out onto the rear garden, three bedrooms and a family bathroom. Externally the property benefits from off road parking to the front and a garage to the rear. The rear garden is sizeable and fully enclosed, laid to lawn with a raised decked seating area. Located in the popular area of Sneyd Green, close to local amenities, excellent schooling and commuter links to the main town centre. The game is set, I've given you the heads up now its time to get your viewing booked to avoid disappointment.

£210,000

30 Abbots Drive

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



- STUNNING EXTENDED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LARGE REAR GARDEN
- SNUG LOUNGE
- FAMILY BATHROOM PLUS DOWNSTAIRS W.C
- POPULAR LOCATION
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- OFF ROAD PARKING & GARAGE
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Hall

14'9" x 5'6" (4.51 x 1.70)

The property has an entrance door to the front aspect. Tiled flooring and ceiling spotlights. Radiator. Stairs leading to the first floor.

W.C

5'2" x 2'3" (1.60 x 0.69)

A double glazed window overlooks the side aspect. Low level W.C and vanity hand was basin.

Lounge

14'4" x 10'2" (4.38 x 3.10)

A double glazed bow window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator.

Open Plan

Kitchen/Dining/Family Room

19'7" x 16'3" (5.97 x 4.96)

An impressive open plan kitchen/dining and family room, with a double glazed window to the side and rear aspect coupled with double glazed doors leading out to the rear garden and two velux skylights to the ceiling. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer, coordinating work surface areas and freestanding five ring gas cooker.

Integrated appliances include a fridge/freezer, washing machine and tumble dryer. Wall mounted central heating boiler and two radiators. Space for a table and chairs and lounge area with television point.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

14'5" x 10'2" (4.40 x 3.12)

A double glazed bow window overlooks the front aspect. Television point and radiator.

Bedroom Two

11'8" x 10'2" (3.57 x 3.12)

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

Bedroom Three

6'6" x 5'6" (1.99 x 1.70)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'3" x 5'6" (2.23 x 1.68)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, seperate shower unit, low level W.C and vanity hand wash basin. Ladder style towel

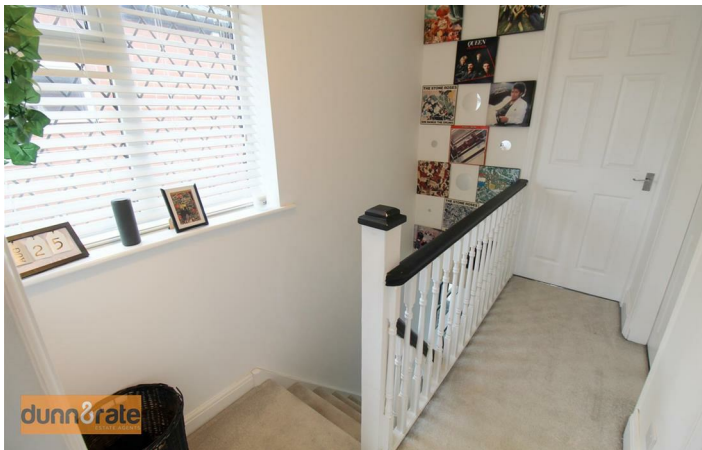
radiator and tiled walls with ceiling spotlights.

EXTERIOR

To the front there is a paved driveway and double gates leading to the rear garden. The rear the garden is fully enclosed with a lawned area and block paved patio seating area. To the rear of the garden there is a raised decked seating area. The garden has a sleeper flower bed border with mature trees and shrubs with access to the garage.

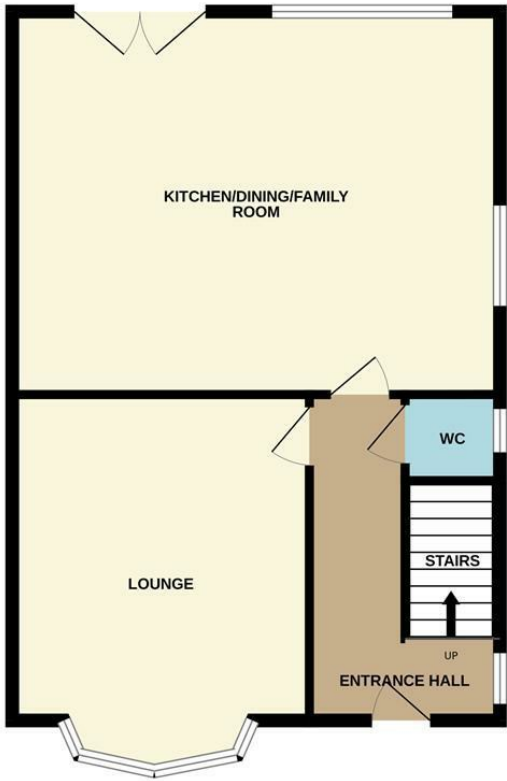
Garage

Double doors to the front with power and lighting.



Floor Plan

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.
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