

249 Hanley Road

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

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 lounge, dining room, conservatory, 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 decked 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. I tell yer this!! Get a viewing booked before it's gone duck! Call today.

£200,000

249 Hanley Road

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



- VERY WELL PRESENTED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- THREE RECEPTION ROOMS
- FAMILY BATHROOM
- CENTRAL LOCATION CLOSE TO SCHOOLING AND AMENITIES
- MODERN FITTED KITCHEN
- AMPLE OFF ROAD PARKING AND GARAGE

GROUND FLOOR

Entrance Hall

12'3" x 5'11" (3.74 x 1.82)

Composite door to the front aspect and UPVC window to the front aspect. Radiator and stairs to the first floor.

Lounge

13'5" x 11'3" (4.09 x 3.44)

UPVC sliding doors to the rear aspect. Gas fireplace and radiator.

Dining Room

12'7" x 11'3" (3.84 x 3.43)

UPVC bay window to the front aspect. Gas fireplace and radiator. Laminate flooring.

Conservatory

11'7" x 9'1" (3.55 x 2.78)

UPVC windows to the side and rear aspect. UPVC patio doors to the side aspect. Electric heater laminate flooring..

Kitchen

15'11" x 7'6" (4.87 x 2.29)

UPVC windows to the side and rear aspect. UPVC door to the side aspect. Fitted with a range of wall and base storage units with inset asterite sink and side drainer. Co ordinating work surface areas. Integrated appliances

include electric oven with gas hob. dishwasher. Plumbing for a washing machine and space for a fridge/freezer. Radiator and ceiling spotlights.

FIRST FLOOR

Landing

7'10" x 6'2" (2.41 x 1.88)

UPVC window to the side aspect. Loft hatch access and door to storage cupboard. Stairs from the ground floor.

Bedroom One

13'4" x 11'3" (4.07 x 3.45)

UPVC window to the rear aspect. Radiator.

Bedroom Two

11'5" x 10'4" (3.50 x 3.16)

UPVC window to the front aspect. Radiator.

Bedroom Three

8'7" x 6'2" (2.64 x 1.89)

UPVC window to the rear aspect. Radiator and wall mounted boiler. Laminate flooring.

Bathroom

6'8" x 6'1" (2.04 x 1.86)

UPVC window to the front aspect. Fitted with a suite comprising bath

with mixer tap and shower above. Vanity wash hand basin and low level W.C. Fully tiled walls and radiator.

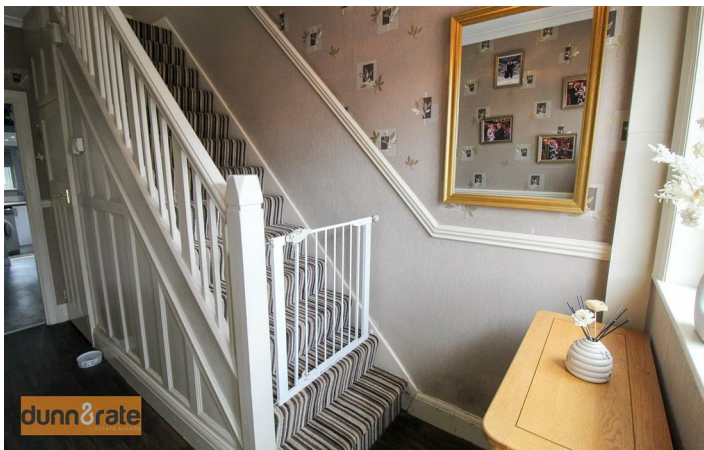
EXTERIOR

To the front of the property there is a block paved driveway leading down to the side. The rear garden is enclosed with decked area, gravel and green house.

Garage

18'11" x 10'2" (5.77 x 3.12)

Up and over door to the front 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 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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