

3 Haliford Avenue, Sneyd Green, Stoke-On-Trent, Staffordshire, ST1 6DL



Freehold Offers in excess of £199,995

Bob Gutteridge Estate Agents are delighted to bring to the market this exceptionally well presented and EXTENDED semi detached home situated in a pleasant cul de sac position in Sneyd Green. The vendors of this home have maintained it to a good standard with tasteful decoration along with modern fixture and fittings ! Internally the extended accommodation comprises of entrance hall, spacious open plan lounge/dining room, half brick & Upvc double glazed conservatory, modern fitted kitchen, pleasant sized ground floor bedroom with a luxury en-suite shower room and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property allows for ample off road parking to the front along with a desirable and ease of maintenance rear garden. The location is perfect for access to local shops, schools and amenities as well as being well placed for local bus routes. Internal Inspection Is A Must !!

ENTRANCE HALL

With Upvc double glazed frosted front access door with double glazed frosted panels to side, coving to ceiling, smoke alarm, pendant light fitting, panelled radiator, engineered oak flooring, power points, BT telephone point (Subject to usual transfer regulations), stairs to first floor landing, door to under stairs store and doors to rooms including;



OPEN PLAN LOUNGE / DINING ROOM 8.00m plus bay x 3.35m (26'3" plus bay x 11'0")

With Upvc double glazed bay window to front, Upvc double glazed patio doors to rear, coving, two pendant light fitting, oak effect laminate flooring, feature fire surround with living flame coal effect gas fire, Sky+HD connection point (Subject to usual transfer regulations), two panelled radiators, power points and access leading off to;



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 4.04m x 3.78m (13'3" x 12'5")
With Upvc double glazed panels to sides and rear, Upvc double glazed double patio doors to side, wall mounted electric heater, double panelled radiator, oak effect laminate flooring, pendant light fitting with fan assist and power points.



FITTED KITCHEN 3.89m x 1.55m + recess (12'9" x 5'1" + recess)

With Upvc double glazed bay window to side, part panelled part glazed side access door, frosted glazed window to side, double fluorescent tube light fitting, two spotlight fittings, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in plasticised bowl and a half sink unit with mixer tap above, space for freestanding range cooker with stainless steel splashback plus extractor hood above, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, ceramic half wall tiling, ceramic floor tiling and power points.



BEDROOM FOUR (GROUND FLOOR) 3.76m x 4.62m (12'4" x 15'2")

With Upvc double glazed bay window to front, pendant light fitting, oak effect laminate flooring, double panelled radiator, t.v. aerial connection point, built in wardrobes providing ample domestic hanging space and storage space etc., power points and access off to;



LUXURY EN-SUITE SHOWER ROOM 2.03m x 1.85m (6'8" x 6'1")

With Upvc double glazed frosted window to rear, enclosed light fitting, a built in suite comprising of low level w.c., vanity sink unit, walk in double shower with Triton T80 electric shower, aqua boarding to splashback, vinyl cushion flooring and modern chrome towel radiator.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, enclosed light fitting, power points and doors to rooms including;

FIRST FLOOR FAMILY BATHROOM 3.02m x 1.91m (9'11" x 6'3")

With two Upvc double glazed frosted windows to side, Upvc double glazed frosted window to rear, six spotlight fittings, vinyl cushion flooring, a white suite comprising of low level dual flush w.c., pedestal sink unit with feature splashback tiling, panelled bath unit with thermostatic direct flow shower above, ceramic wall tiling, modern chrome towel radiator and access to a built in airing cupboard housing a Valiant combination boiler providing the domestic hot water and central heating systems.



BEDROOM ONE (FRONT) 3.53m x 3.33m (11'7" x 10'11")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, oak effect laminate flooring and power points.



BEDROOM TWO (REAR) 4.32m x 3.33m (14'2" x 10'11")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, oak effect laminate flooring and power points.



BEDROOM THREE (FRONT) 1.93m x 2.34m (6'4" x 7'8")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, oak effect laminate flooring and power points.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, a brick paved driveway provides ample off road parking, stone chipping providing ease of maintenance and external light fitting.

REAR GARDEN

Bounded by concrete post and timber fencing, two expansive paved areas providing patio and sitting space along with ease of maintenance, raised garden walls with mature shrubs to borders, external cold water tap and garden summer house.



Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm