

**FOR SALE**



**Milton Road, Sneyd Green, Stoke-on-Trent**

**3 Bedrooms, 2 Bathroom, Semi-Detached House**

**Asking Price Of £175,000**



## Milton Road, Sneyd Green, Stoke-on-Trent

3 Bedrooms, 2 Bathroom

Asking Price Of £175,000

- Semi Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Upvc Double Glazing
- Gas Central Heating

HALL 5' 10" x 3' 1" (1.78m x 0.94m) Upvc double glazed door to the front elevation, wood laminate flooring

LOUNGE 19' 8" x 10' 6" (5.99m x 3.2m) Upvc double glazed window to the front elevation, Upvc sliding door, central heating radiator, TV aerial point, wood laminate flooring

KITCHEN/DINER 11' 7" x 11' 4" (3.53m x 3.45m) Upvc double glazed window to the side and rear elevations, range of wall and base units with worktops over, built in oven and hob, extractor hood, stainless steel single sink, space and plumbing for washing machine, space for fridge freezer, wood cupboard housing electric meter, wood laminate flooring

INNER HALL Upvc double glazed frosted glass panelled door

SHOWER ROOM 8' 3" x 4' 3" (2.51m x 1.3m) Upvc double glazed frosted window to the front elevation, 3 piece in white, heated towel rail, extractor fan, part tiled walls, wood laminate flooring

STAIRS AND LANDING Loft access which is boarded and part insulated, smoke alarm, carpet to floor







**BEDROOM 13' 8" x 8' 4"** (4.17m x 2.54m) Upvc double glazed window to the front elevation, built in wardrobe units and cupboard, central heating radiator, carpet to floor

**FRONT GARDEN** Driveway, lawn area

**REAR GARDEN** Lawn area, slate area, paved patio area, single garage, enclosed by fence


**BATHROOM 11' 6" x 5' 7"** (3.51m x 1.7m) Upvc double glazed frosted window to the side elevation, 3 piece bathroom suite with shower over with screen, built in cupboard housing central heating boiler, heated towel rail, part tiled walls, tiled flooring

**BEDROOM 10' 10" x 10' 6"** (3.3m x 3.2m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

**BEDROOM 10' 6" x 8' 8"** (3.2m x 2.64m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	







All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

# 01782 262880

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.