



Milton Road
Sneyd Green, ST1 6HF

- A UNIQUE DETACHED HOUSE
- THREE BEDROOMS, CORNER PLOT
- A RENOVATION PROJECT WITH NO CHAIN
- NEWLY REWIRED, CONVEYANCING SEARCHES AVAILABLE
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN WITH PLENTY OF PARKING
- REAMS OF POTENTIAL TO UPDATE
- DETACHED GARAGE

Offers In Excess Of
£170,000





Property Description

INTRO

A DETACHED HOUSE WITH REAMS OF POTENTIAL! With NO CHAIN and RECENTLY DONE SEARCHES AVAILABLE TO PURCHASE - This unique abode boasts THREE bedrooms and TWO reception rooms, and is set on an excellent sized corner plot with plenty of parking/ garden options and a detached garage. Requiring re-modernisation throughout, however the property benefits from having fully rewired electrics with a new consumer unit and has recent damp proofing works. Comprising entrance porch and hall, dining room, lounge, kitchen, and ground floor W.C, three bedrooms and a good sized family bathroom. A mix of Timber and UPVC double glazing and gas central heating. Up the road from Hanley Forest Park, and being nearby to road links and the amenities of Hanley city centre. Don't miss this opportunity!

DIRECTIONS

Please follow Sat Nav with postcode ST1 6HF. The property can be found as situated on the corner of Mornington Road and Milton Road, as identified by our For Sale sign.





ACCOMMODATION

ENTRANCE PORCH

UPVC front entrance door. Timber door to:

ENTRANCE HALL

With staircase to the first floor. Radiator. Electric meter. Useful understairs store cupboard, with timber window to the side, gas meter, and updated electric consumer unit.

DINING ROOM

11' 7" x 13' 1" (3.53m x 3.99m)

Timber windows to the front and side. Radiator. Fireplace and surround.



LOUNGE

16' 2" x 11' 7" (4.93m x 3.53m)

Timber window to the rear overlooking the garden, and timber window to the side allowing plenty of natural light. Radiator.

KITCHEN

9' 5" x 7' 3" (2.87m x 2.21m)

Suite in need of updating, but currently comprising base and wall mounted cupboards with worksurfaces over. UPVC window to the side. Tiled floor. Radiator.



REAR HALL

Tiled floor. Timber door to the rear.

CLOAKS/W.C

Low level W.C. Wall mounted Potterton Netaheat profile gas boiler. Timber window to the rear.

FIRST FLOOR LANDING

Timber window to the side. Access to the loft.

BEDROOM ONE

13' x 11' 7" (3.96m x 3.53m)

UPVC windows to the rear and side, radiator.



BEDROOM TWO

11' 7" x 10' 8" (3.53m x 3.25m)

UPVC windows to the front and side, radiator.

BEDROOM THREE

10' 7" x 7' 4" (3.23m x 2.24m)

UPVC window to the front, radiator.



FAMILY BATHROOM

9' 7" x 7' 2" (2.92m x 2.18m)

A good sized family bathroom with panelled bath and Triton electric shower, low level W.C and wash hand basin. Frosted UPVC window to the rear and timber window to the side. Cupboards housing hot water immersion cylinder tank and controls. Suite requiring re-modernisation.

EXTERNALLY

FRONTAGE

Enclosed by a wall, and with gated access leads to a paved drive, with shrub borders.



REAR GARDEN

A spacious gravelled stone rear garden, with lots of potential. Enclosed by wall. Access all around the property. Gated access to the rear allowing for plenty of parking and:

DETACHED GARAGE

21' 2" x 11' 10" (6.45m x 3.61m)

A brick built garage with electronic roll-up door (with manual controls) and timber side access door. Power and lighting (not currently connected up). UPVC frosted window to the side. Asbestos roof.



ADDITIONAL NOTES

The property benefits from being sold as a vacant possession, no onward chain. The majority of windows are UPVC with some being of timber construction. We understand the property has been recently re-wired and has had ground floor damp proofing works carried out, with guarantee accordingly. Please note the property is a project to update, a blank canvas to make your own!

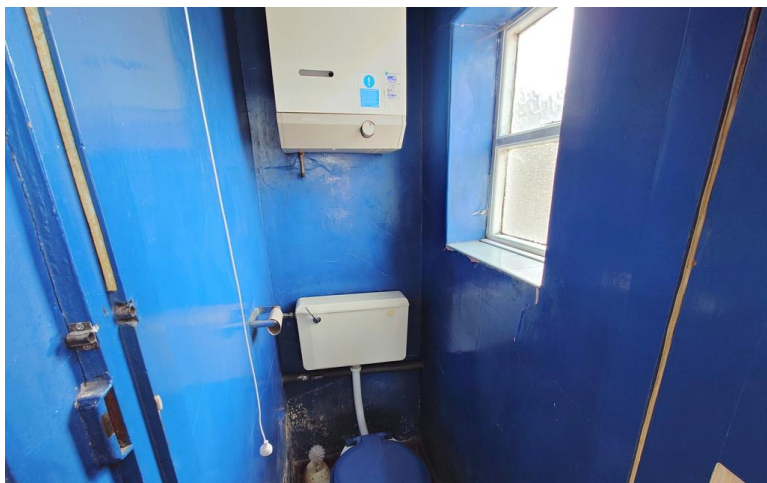
VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



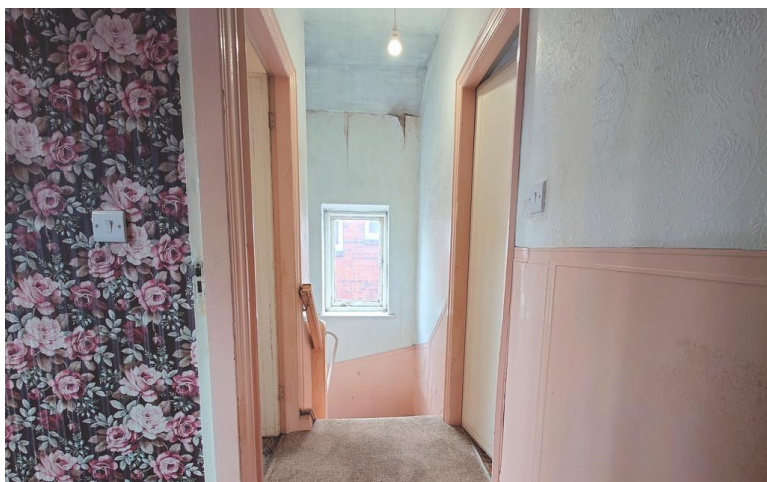
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND C

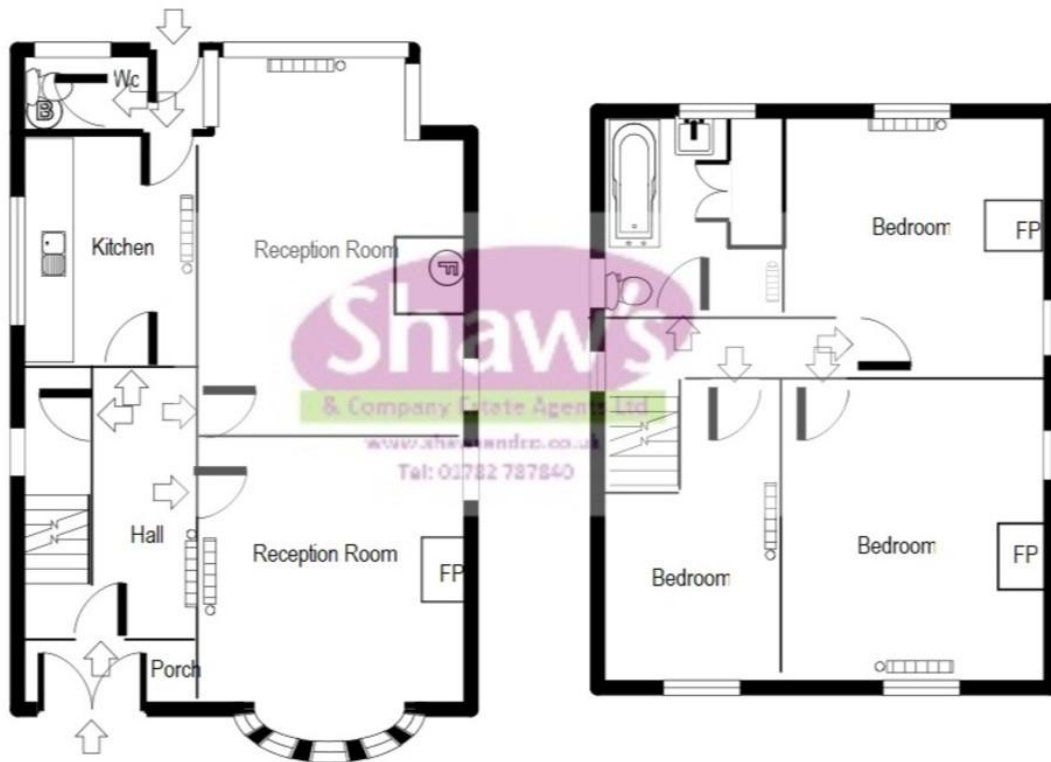
EPC RATING (PDF available online)

Current: 56D Potential: 83B









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements