

**Pomona Rise Sneyd Green Stoke-On-Trent ST1 6EG**



**Offers In The Region Of £145,000**

## Pomona Rise, Sneyd Green, Stoke-On-Trent, ST1 6EG

Bungalows come up for sale once in a blue moon  
And bungalows as delightful as this usually cost a fortune  
But today I bring to you a beautiful, DETACHED home  
That, if you're quick, you could soon be calling your home  
There's a lounge and kitchen  
Two bedrooms and a shower room too  
All immaculately presented, there's not much for you to do  
Sitting at the end of a cul-de-sac in SNEYD GREEN  
Call DEBRA TIMMIS to view as this really does need to be seen!

Ideal opportunity has arisen for you to become the proud new owner of this wonderful detached bungalow in sought after SNEYD GREEN. Located at the end of a quiet cul-de-sac, this immaculately presented property is sure to attract a lot of interest. Internally it offers a bright and spacious lounge, as well as a fitted kitchen. It also boasts two good sized bedrooms and a shower room. Outside, the property benefits from low maintenance gardens at the front and rear, plus a driveway and a garage. And all of this is available with NO UPWARD CHAIN! Do not miss out on the chance to make this property your new home.

### Entrance Hall

Double glazed entrance door to the side aspect.

### Lounge

16'0" x 10'7" (4.88 x 3.23)

Double glazed bow window to the front aspect. Feature surround housing gas fire. Radiator.



### Kitchen

10'5" x 8'5" (3.18 x 2.57)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Built in hob and oven. One and a half bowl single drainer sink unit, mixer tap. Plumbing and space for automatic washing

machine. Tiled splash backs. Ideal central heating boiler. Radiator. Double glazed window.



### Bedroom One

10'6" x 10'3" to robe (3.22 x 3.13 to robe)

Double glazed window to the rear aspect. Radiator,



### Bedroom Two

8'6" x 8'0" (2.60 x 2.45)

Double glazed window to the rear aspect. Radiator.





### Shower Room

6'1" x 5'6" (1.87 x 1.69)

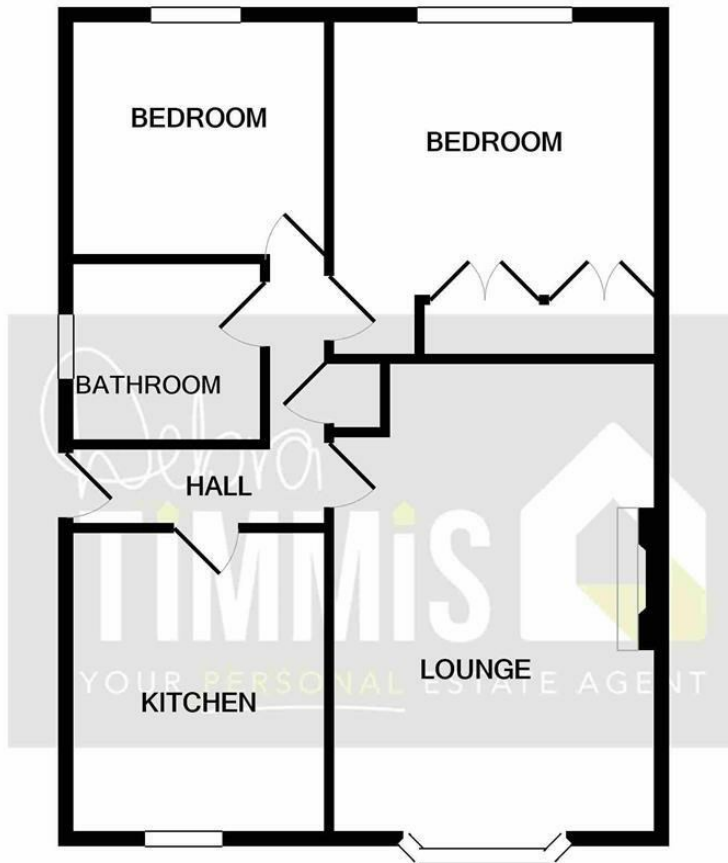
Modern suite comprises, shower cubicle housing shower, pedestal wash hand basin and low level WC. Heated towel rail. Double glazed window to the side aspect.



### Externally

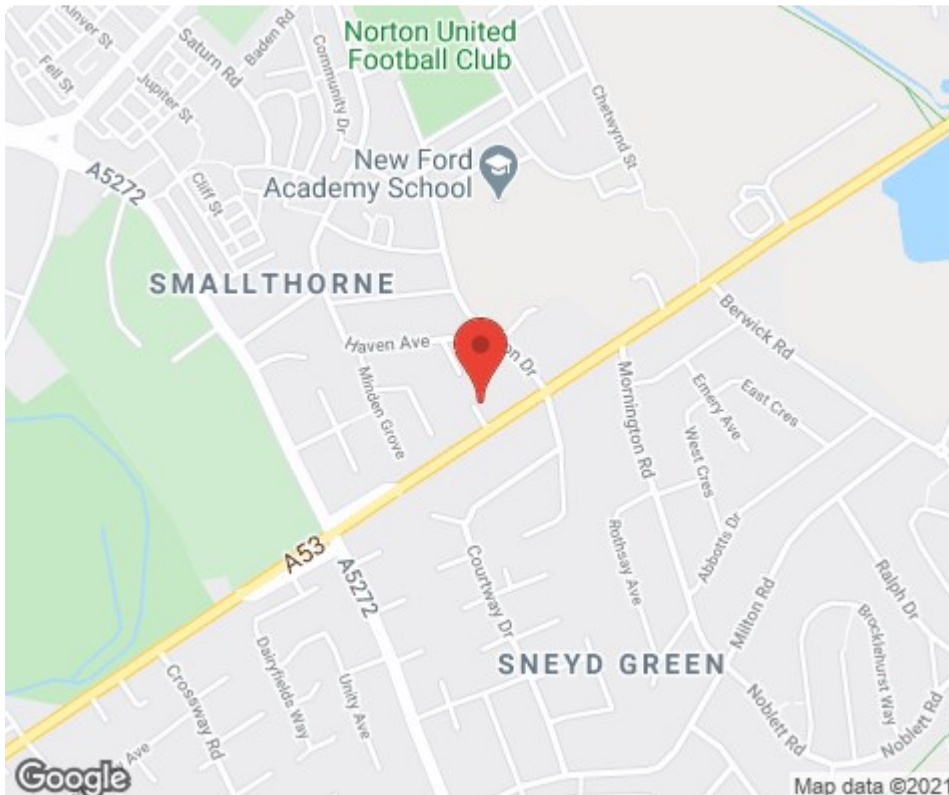
Low maintenance gardens to the front and rear elevations. Driveway providing ample off road parking with access to the single garage.





TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)

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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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