



Stanway Avenue, Sneyd Green, ST6 2LP.  
OIRO £220,000

Est. 1930  
**Whittaker**  
**& Biggs**

# Stanway Avenue, Sneyd Green, ST6 2LP.

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this new build, three bedroom semi-detached home located in a quiet residential area.

The living space is comprised of a sitting room, kitchen diner and WC to the ground floor, whilst to the first floor are three bedrooms and a family bathroom.

Integral appliances in the kitchen include a Neue ceramic hob, extractor hood, Neue electric fan assisted oven, Neue dishwasher and a fridge freezer.

The family bathroom has a contemporary suite including a bath with rainfall shower over.

Externally to the frontage is a blocked driveway suitable for two cars and gated access to the rear, whilst the rear garden is mainly laid to lawn with an Indian stone patio.

Selling with NO CHAIN, A viewing is highly recommended to appreciate this home's contemporary living space and high quality finish.

Call Whittaker & Bigg's today to book an appointment on 01538 372006.



## Ground Floor

**Hallway 15' 2" x 6' 7" (4.62m x 2m) Max measurement**  
Composite double glazed door to the frontage, radiator, stairs to the first floor, under stairs WC.

## WC

UPVC double glazed window to the side aspect, low level WC, wall mounted wash hand basin, chrome mixer tap, chrome ladder radiator.

**Sitting Room 13' 5" x 11' 9" (4.09m x 3.57m)**  
UPVC double glazed bay window to the frontage, radiator.

**Kitchen/Diner 20' 6" x 12' 7" (6.24m x 3.83m)**  
UPVC double glazed French doors to the rear, UPVC double glazed picture window to the rear, units to the base and eye level, Neue ceramic hob, extractor fan, Neue electric fan assisted oven, integral Neue dishwasher, Integral fridge freezer, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a table and chairs, radiator, inset ceiling spotlights.

## First Floor

**Landing**  
UPVC double glazed window to the side aspect, radiator.

**Bedroom One 11' 9" x 11' 7" (3.57m x 3.54m)**  
UPVC double glazed window to the frontage, radiator.

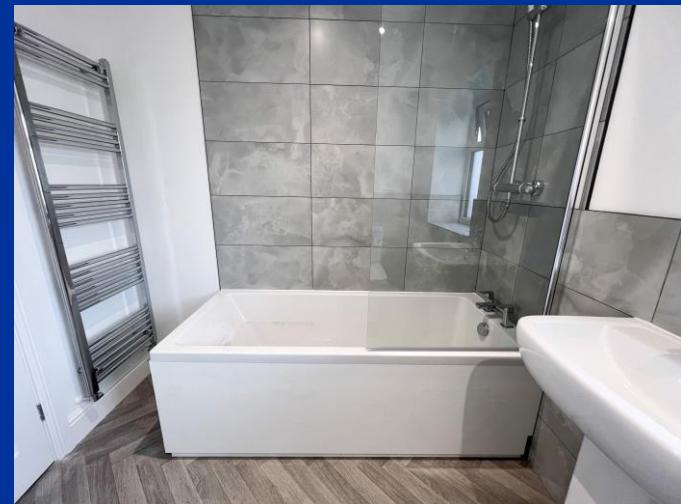
**Bedroom Two 12' 9" x 11' 7" (3.88m x 3.54m)**  
UPVC double glazed window to the rear, radiator, loft hatch.

**Bedroom Three 9' 8" x 8' 6" (2.95m x 2.6m)**  
UPVC double glazed window to the rear, radiator.

**Bathroom 8' 6" x 7' 1" (2.6m x 2.15m) Max measurement**  
UPVC double glazed window to the frontage, panel bath, chrome mixer tap, shower over, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, part tiled, storage cupboard housing the Ideal combi boiler.

## Externally

To the frontage, block paved driveway, fence boundary, gated access to the rear.  
To the rear, Indian stone patio, area laid to lawn, fence and hedge boundary.



Note:

Council Tax Band: TBC

EPC Rating: TBC

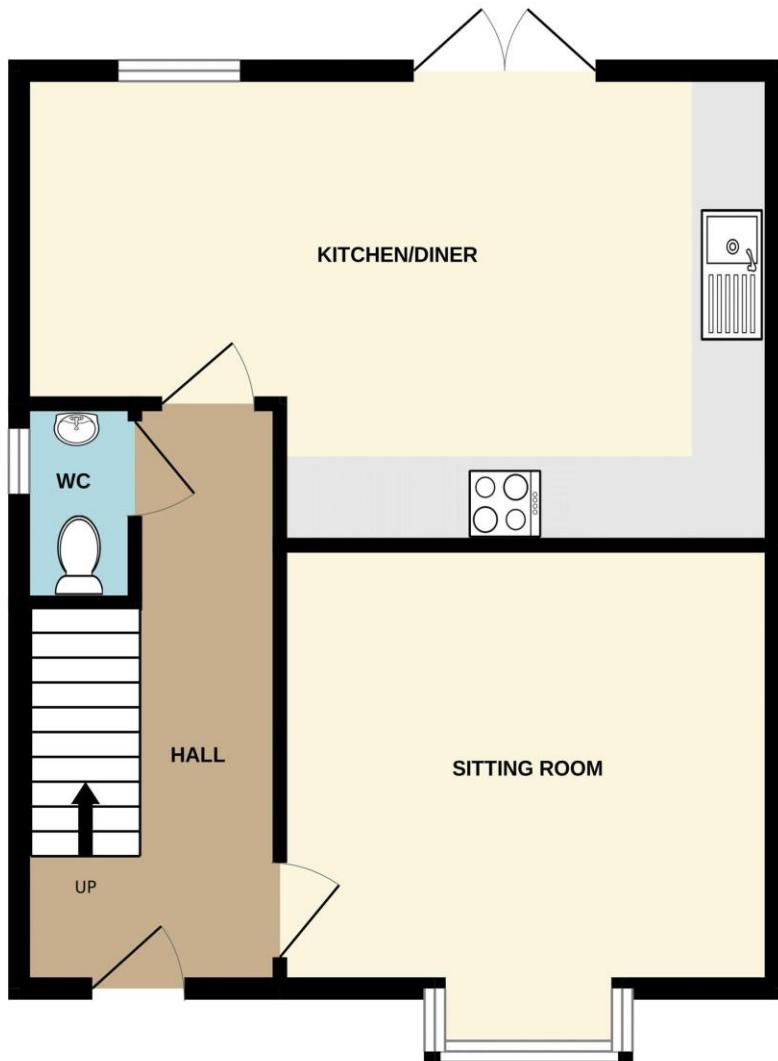
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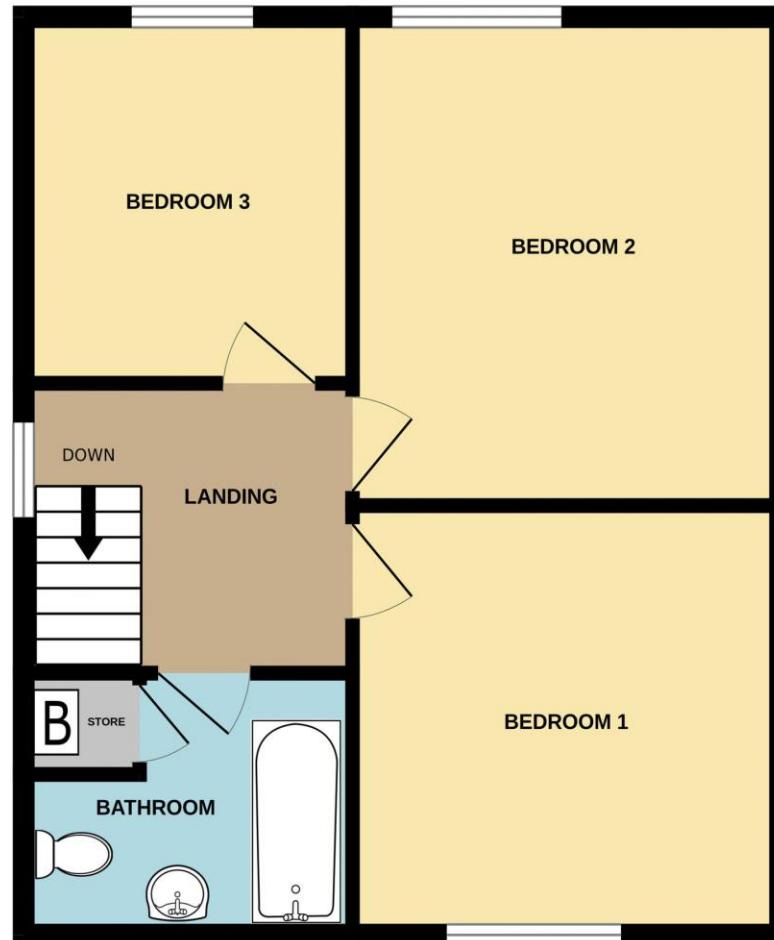




GROUND FLOOR



1ST FLOOR



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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## Directions

From our Derby Street, Leek, offices proceed out of the town on the A53 Newcastle Road passing through the villages of Longsdon, Endon, Stockton Brook and Baddeley Green. Follow this road for approximately seven miles to the small traffic lights, proceed straight ahead and at the next set of traffic lights again proceed straight ahead. Take the fifth turning on the left into Crossway Road and then the first right turn into Stanway Avenue, the property is located on the left hand side identifiable by the Agents 'For Sale' Board.

## Situation

Sneyd Green provides ease of access to the Potteries, Staffordshire Moorlands and has a good degree of local amenities and schools all within close proximity.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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