



68 Abbots Drive

Sneyd Green, ST1 6HU

Offers over £155,000



Carters are delighted to bring to the market this well-presented two-bedroom semi-detached home, offering spacious accommodation and an excellent opportunity for first-time buyers and investors alike.

Ideally located close to local schools and amenities, the property is also well-suited to small families. On entering, you are welcomed into an entrance hall which leads into a bright and airy living room, featuring a box bay window and an attractive fireplace with a marble surround.

To the rear of the property is a generous extended kitchen/dining area, providing ample space for cooking and entertaining. To the first floor, there are two well-proportioned bedrooms along with a modern three-piece family bathroom.

Externally, the property benefits from off-road parking for multiple vehicles, a lawned rear garden, and a detached garage.

Early viewing is highly recommended to appreciate the space and potential on offer.

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Entrance Hall

Hard wood single glazed entrance door to the side elevation.

Coving to the ceiling. Radiator. Access to the stairs. Laminate flooring.

Living Room

13'7" x 14'2" (4.14m x 4.32m)

UPVC double glazed box bay window to the front elevation. UPVC double glazed window to the side elevation.

Feature fireplace with a marble surround. Coving to the ceiling. Radiator. Two TV points. Laminate flooring.

Kitchen / Dining Room

14'2" x 20'4" max (4.32m x 6.20m max)

Three UPVC double glazed windows to the rear and side elevations. Hard wood single glazed entrance door to the side elevation.

Fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap. Electric built in oven. Built in four ring induction hob. Built in extractor hood. Space and plumbing for a washing

machine. Space for a fridge. Space for a freezer. Partially tiled walls. Built in under stairs storage cupboard. Vinyl tiled flooring.

Stairs and Landing

Access to the loft. Coving to the ceiling.

Bedroom One

11'10" x 10'2" (3.61m x 3.10m)

UPVC double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom Two

13'10" x 7'11" (4.22m x 2.41m)

UPVC double glazed windows to the rear and side elevations.

Built in over stairs storage cupboard. Radiator.

Bathroom

UPVC double glazed window to the rear elevation.

Three piece bathroom suite comprising of; a panel bath with a shower over, pedestal wash hand basin and a mid level w.c. Mirror fronted storage cabinet. Fully tiled walls. Chrome heated towel rail. Tiled flooring.

Garage

19'2" x 9'7" (5.84m x 2.92m)

Up and over garage door to the front elevation. Hard wood single glazed window to the side elevation.

Externally

To the front of the property is a tarmac driveway providing off-road parking for up to three vehicles, with gated access leading through to the rear garden. The front garden is laid to gravel and includes an external tap to the side.

To the rear, the property benefits from a garden featuring two patio seating areas and a lawn, offering a well-balanced outdoor space for both relaxation and entertaining.

Additional Information

Freehold. Council Tax Band B.

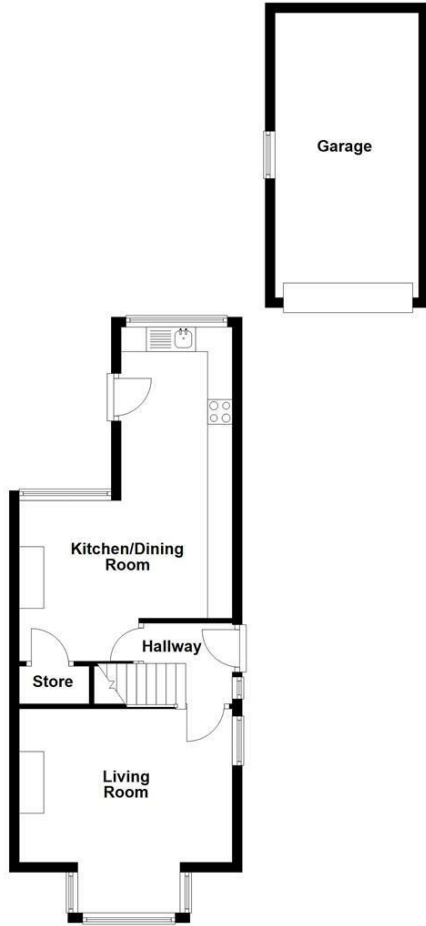
Total Floor Area: 1054 Square Foot / 98 Square Meters.

Disclaimer

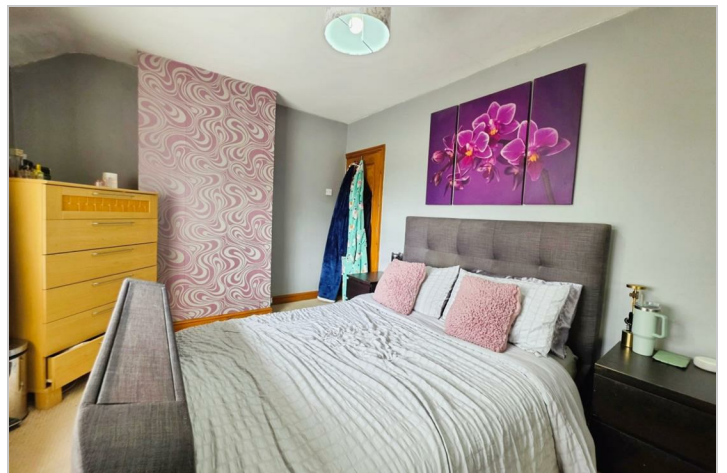
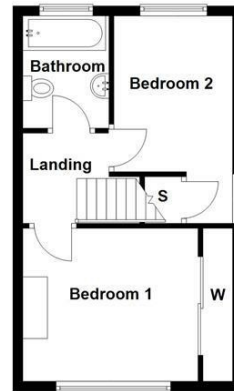
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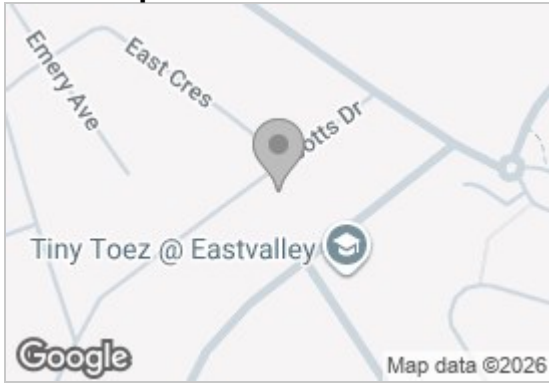
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk