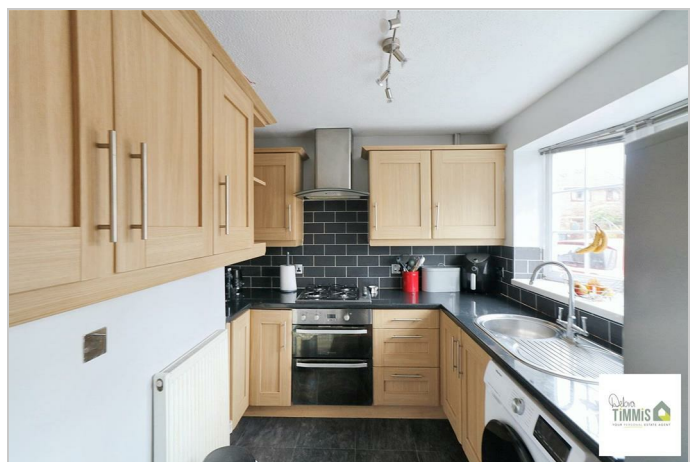


Dairyfields Way Sneyd Green Stoke-On-Trent ST1 6XJ



Offers In The Region Of £170,000

SOMEONE'S KNOCKING ON THE DOOR, Someone's ringing the bell,
There'll be a queue of people wanting to view this property we're delighted to sell.
A lovely THREE BEDROOM semi detached home
With plenty of potential for you to make it your own.
There's a lounge/diner, kitchen and WC to the ground floor
Beautiful rear garden for you to adore
So what are you waiting for, do not delay,
Pick up the phone and arrange to view today!

Nestled in the popular location in Dairyfields Way, Sneyd Green, this well-presented extended semi-detached house offers a delightful blend of comfort and convenience. With three bedrooms, this property is perfect for families or those seeking extra space. Upon entering, you are welcomed by a bright entrance hall that leads to a separate WC, ensuring practicality for everyday living. The fitted kitchen is well-equipped, making meal preparation a pleasure. The spacious lounge/diner is an inviting area, ideal for both relaxation and entertaining guests, providing a warm and welcoming atmosphere.

The modern shower room adds a touch of contemporary style, catering to the needs of the household. The property benefits from double glazing and central heating, ensuring a cosy environment throughout the year.

Outside, you will find off-road parking, a valuable feature in this popular location, along with a rear garden that offers a private outdoor space for leisure and recreation. This home is conveniently situated within easy reach of local amenities, making daily errands and activities hassle-free. We highly recommend viewing this charming property to fully appreciate its appeal and potential. Whether you are looking to settle down or invest, this semi-detached house is a wonderful opportunity not to be missed.

Entrance Hall

With tiled floor. Radiator. Access to the WC.

Kitchen

8'11" x 6'7" (2.72 x 2.03)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Cupboard housing gas central heating boiler. Stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Four ring gas hob, extractor hood and built-in oven. Space for appliances. Radiator.

Lounge/Diner

20'8" x 12'9" narrowing to 11'6" (6.32 x 3.91 narrowing to 3.53)

Double glazed French doors with access into the rear garden. Feature surround inset and hearth housing fire. Radiator. Stairs off to the first floor. Space for dining table. Stairs off to the first floor.

First Floor

Landing

Airing cupboard. Loft access.

Bedroom One

12'10" x 8'6" (3.92 x 2.61)

Double glazed window. Radiator.



Bedroom Two

15'0" x 6'3" (4.58 x 1.93)

Double glazed window. Radiator. Fitted wardrobes, drawers and bed base.

Bedroom Three

14'11" x 6'3" narrowing to 5'1" (4.56 x 1.93 narrowing to 1.56)

Double glazed window. Radiator.



Shower Room

6'6" x 5'7" (2.00 x 1.72)

Stylish suite comprises, shower cubicle housing shower, vanity wash hand basin and low level WC. Part tiled walls. Double glazed window. Inset ceiling spot lights.

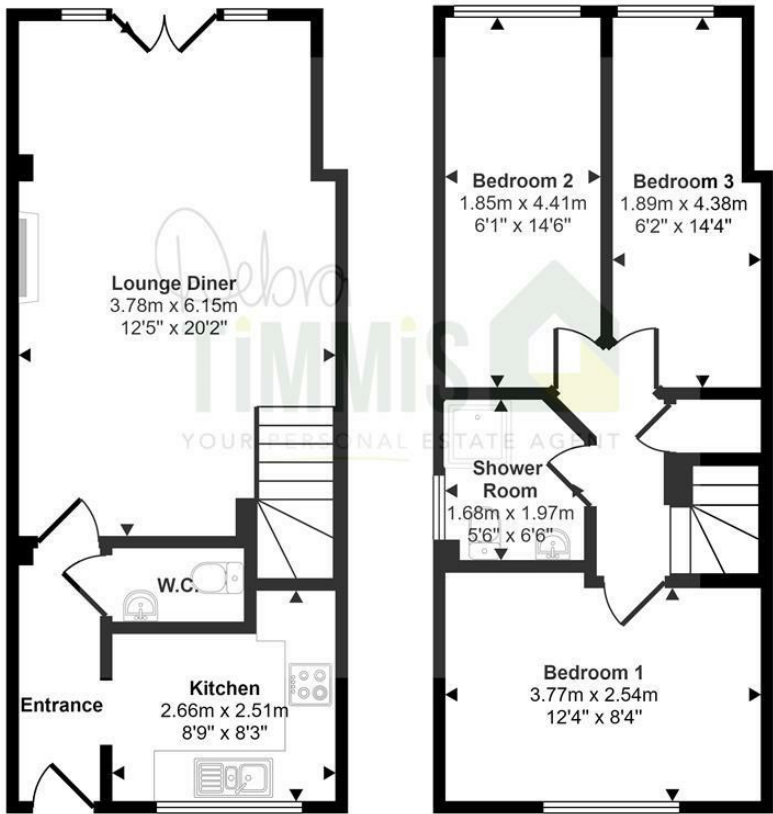


Externally

Imprinted pressed concrete driveway providing off road parking. Gated access to the enclosed rear garden. To the rear there is a patio seating area. Steps to a lawn garden.



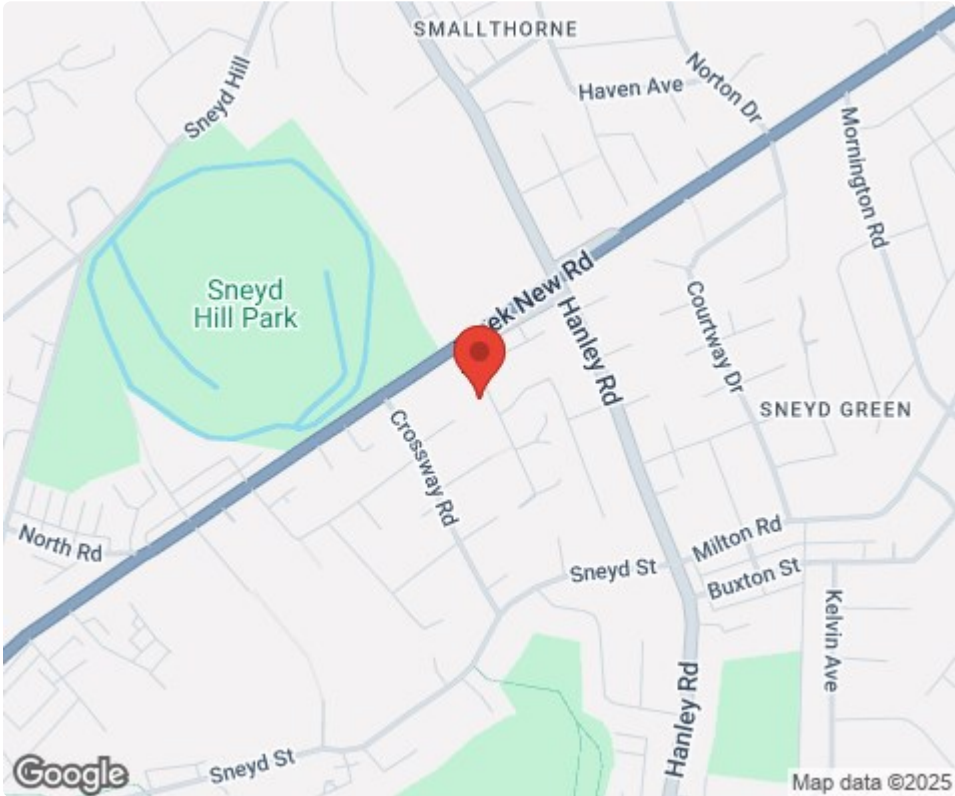
Approx Gross Internal Area
70 sq m / 753 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft

First Floor
Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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