



**66 Draycott Road, Stoke-On-Trent, Staffordshire ST10 4JF**  
**Offers over £150,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



This traditional detached house occupies a generous plot and large private rear garden. The property oozes character and charm situated within an elevated position on this ever affluent road, offering the opportunity for any discerning buyers to 'add their own stamp'. The property is in need of further work and refurbishment and in brief the layout comprises, to the ground floor; entrance hallway with stairs rising to the first floor and storage below, cosy lounge with brick fireplace housing a multi fuel burner. Fitted kitchen having enough space to accommodate a dining area & built in appliances with two handy built in storage cupboards off. The First Floor offers two good sized bedrooms and a large bathroom with fitted suite. Externally the property benefits from steps rising to the front garden which has a mix of lawn, well stocked orders and a paved pathway leading to the entrance door. The rear is again generous in size, mainly lawned and benefits from a large paved patio area ideal for alfresco dining during the summer months. Further benefits include the property being in walking distance of Tean Village Centre offering a range of local shops including convenience store, medical practice, highly accredited Primary Schools and countryside pubs.



## **The Accommodation Comprises**

### **Entrance Hall**

3'6" x 4'5" (max) (1.07m x 1.35m (max))

On entrance via a UPVC door the hallway accesses all room and has a double radiator.

### **Kitchen/ Dining Room**

10'0" x 14'9" (3.05m x 4.50m )

The fitted kitchen offers a range of high and low level bespoke wooden kitchen units having ample work surface over incorporating an inset stainless steel sink unit. Built in appliances include an electric oven, hob and stainless steel extractor hood over. There is enough space to accommodate an under counter washing machine and space for a family dining table. The room has a tiled floor, double radiator and two UPVC windows overlooking the rear garden. To the side there is a side UPVC courtesy door leading to the outside patio area and there are two large built in storage cupboards off.

### **First Floor**

Stairs rise from the Entrance Hallway and lead up to the:

### **Landing**

With side UPVC window and access to the roof void.

### **Bedroom One**

12'1" (max) x 16'2" (max) (3.68m (max) x 4.93m (max))

The bedroom offers a good sized double and benefits from a radiator and two UPVC windows.

### **Bedroom Two**

9'11" x 9'10" (3.02m x 3.00m )

Again another good sized room having a radiator and UPVC window.

### **Bathroom**

9'10" x 5'10" (3.00m x 1.78m)

Suite Comprising a panel in bath with mixer tap and electric shower over with complimentary glass side screen, a pedestal wash hand basin and low flush WC. The room has part tiled walls, a radiator and privacy UPVC window.

## **Outside**

Standing proudly just off Draycott Road the property is approached via steps which rise up to a pathway leading up to the front entrance door and side lawned garden with well established borders.

The rear is of good size having a larger than average lawned garden surrounded by well stocked flower borders and mature hedgrows along with a paved patio area. The plot is generous in size and happens to have an aspect looking over the fields and countryside to the rear.

## **Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

## **Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

## **Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

## **Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

## **Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.











