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125 Dawlish Drive

Bentilee, Stoke-On-Trent, ST2 0HP

The Drive to Your Dream Home Starts on Dawlish Drive. Packed with potential and ready for its next chapter, this spacious two-bedroom home offers a fantastic opportunity for buyers looking to create a home of their own.... the perfect blank canvas. This home includes a bright and welcoming lounge with a bay window, a generous kitchen/diner ideal for family living, a utility room featuring a large walk in pantry and two well-proportioned bedrooms. Outside, the spacious enclosed rear garden offers plenty of room for children to play, entertaining guests, or simply relaxing outdoors. Whether you're a first-time buyer, investor or someone searching for an exciting renovation project, this property combines generous living space with endless possibilities. The drive to your dream home really could begin on Dawlish Drive.

Offers in excess of £115,000

125 Dawlish Drive

Bentilee, Stoke-On-Trent, ST2 0HP

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- SPACIOUS SEMI DETACHED PROPERTY
- KITCHEN/DINER & UTILITY WITH SPACIOUS PANTRY
- TWO SPACIOUS BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- NEWLY FITTED COMBI BOILER, CENTRAL HEATING SYSTEM & RADIATORS
- WELL PROPORTIONED LOUNGE
- POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES
- PERFECT STARTER HOME, OR PROJECT

GROUND FLOOR

Entrance Hall

5'7" x 3'7" (1.72 x 1.11)

Wooden door to the front aspect with a small double glazed window. Double glazed window overlooking the side aspect. Radiator and carpet flooring. Stairs leading to the First Floor and folding doors leading to the Lounge.

Lounge

14'6" x 11'2" (4.42 x 3.41)

Spacious, with a large double glazed bay window overlooking the front aspect. Radiator. Fireplace housing a gas fire. Door leading to Utility. Carpeted floor.

Utility

7'1" x 6'10" (2.16 x 2.09)

Wooden door leading to the garden. Double glazed window overlooking the side aspect. Room for a fridge / freezer. Under stair space used for storage. Fitted worktop. Plumbing and space for a washing machine and dryer. Partially tiled walls. Wall cupboard housing consumer unit.

Kitchen

10'5" x 10'0" (3.18 x 3.06)

Double glazed window overlooking the rear aspect. Door leading to pantry. Fitted kitchen consisting of wall and base units. Fitted worktop housing large ceramic sink and drainer. Freestanding gas cooker / hob. Partially tiled walls above fitted worktop. Radiator.

FIRST FLOOR

Landing

7'1" x 5'11" (2.17 x 1.81)

Stairs leading to the Ground Floor. Double glazed window overlooking the side aspect. Airing Cupboard housing boiler and storage space. Loft access.

Bedroom One

17'10" x 8'3" (5.44 x 2.52)

Double glazed windows overlooking the front aspect. Radiator. Carpeted. Built in wardrobes.

Bedroom Two

11'5" x 11'3" (3.49 x 3.45)

Double glazed window overlooking the rear aspect. Fitted wardrobes. Radiator.

WC

5'5" x 2'3" (1.66 x 0.71)

Double glazed window overlooking the side aspect. LLWC.

Bathroom

5'5" x 4'10" (1.66 x 1.48)

Double glazed window overlooking the rear aspect. Fitted bathroom suite consisting of a bath and WHB. Radiator. Partially tiled walls.

EXTERIOR

To the front, steps and a paved area lead to the front door, with gated side access to the rear garden.

The rear garden is fully enclosed and designed for low maintenance. A paved pathway runs along the side, leading to a lawned area with a paved border and mature shrubs along the rear boundary.

Access to a coal house used for storage.











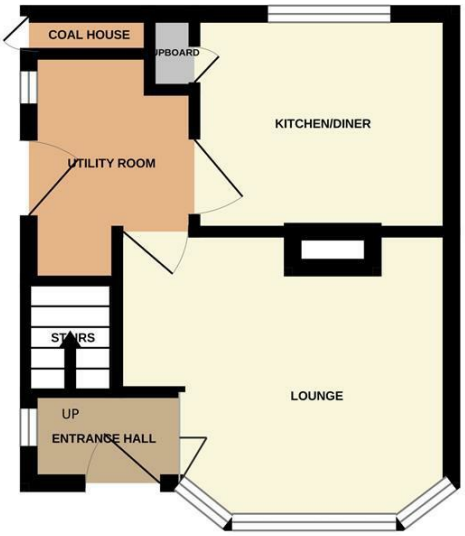






Floor Plan

GROUND FLOOR
228 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.3 sq.m.) approx.

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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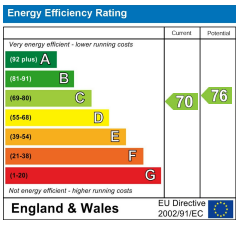

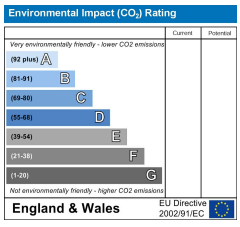

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