dunn&rate
ESTATE AGENTS

30 St. Margarets Drive

Sneyd Green, Stoke-On-Trent, ST1 6EW

What you want, baby I got it! What you need, you know I got it! All im asking is for you to come and view me! A stunning semi detached property in the popular area of Sneyd Green. St Margarets Drive is immaculately maintained throughout and the accommodation comprises a lounge opening into a dining room, fully fitted kitchen, cloakroom, three bedrooms and bathroom. Externally the property benefits from off road parking and detached garage. To the rear the garden is laid to lawn with a paved patio seating area and fully enclosed by paneled fencing. Located in the popular area of Sneyd Green, close to local amenities, excellent schooling and commuter links to the main town centre. Its time you gave this property the R.E.S.P.E.C.T it deserves and come along and book a viewing.

Offers in excess of £165,000

30 St. Margarets Drive

Sneyd Green, Stoke-On-Trent, ST1 6EW

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- IMMACULATE SEMI DETACHED
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING & GARAGE
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- POPULAR AREA
- FULLY FITTED KITCHEN
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLING

GROUND FLOOR

Entrance Hall

14'4" x 6'3" (4.39 x 1.93)

The property has a double glazed entrance door to the front aspect with a double glazed window to the side aspect. Under stairs storage cupboard and radiator.

Lounge

12'3" x 10'9" (3.75 x 3.30)

Double glazed sliding patio doors lead out to the rear aspect. Fireplace housing electric fire. Double glazed doors lead into the dining room.

Dining Room

12'5" x 10'9" (3.80 x 3.29)

A double glazed bay window overlooks the front aspect. Radiator.

Kitchen

15'3" x 6'3" (4.65 x 1.91)

Two double glazed windows overlooks the side aspects. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include and a electric oven with gas hob over and cooker hood above, fridge, freezer and washing machine. Tiled flooring, ceiling spotlights and radiator.

Rear Hall

A double glazed access door leads out to the rear garden. Storage cupboard housing central heating boiler and space for tumble dryer.

Cloakroom

5'6" x 2'7" (1.70 x 0.80)

A double glazed window overlooks the side aspect. Low low level W.C.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

13'3" x 8'7" (4.06 x 2.63)

A double glazed bay window overlooks the front aspect. Fitted wardrobes and radiator.

Bedroom Two

12'3" x 9'0" (3.75 x 2.75)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and drawers. Television point and radiator.

Bedroom Three

7'4" x 6'10" (2.24 x 2.09)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'4" x 6'4" (2.24 x 1.94)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with seperate shower unit, low level W.C and wash hand basin. Fully tiled walls and ladder style radiator. Loft access hatch.

EXTERIOR

To the front there is a driveway that leads down the side of the property to the garage. Steps lead up to the front door with a gravelled area. To the rear the garden is laid to lawn with a paved patio seating area and fully enclosed by panelled fencing.

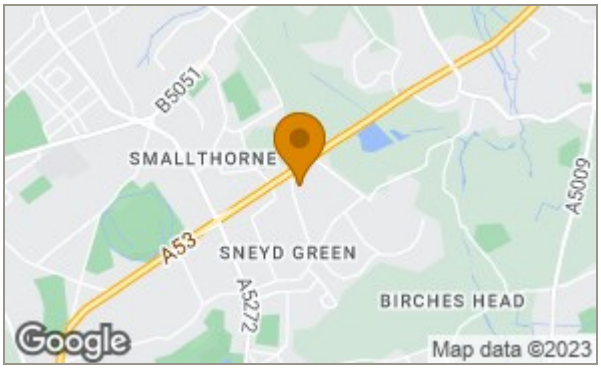
Garage

Up and over door with power and lighting.

Council Tax Band

Council Tax Band B.

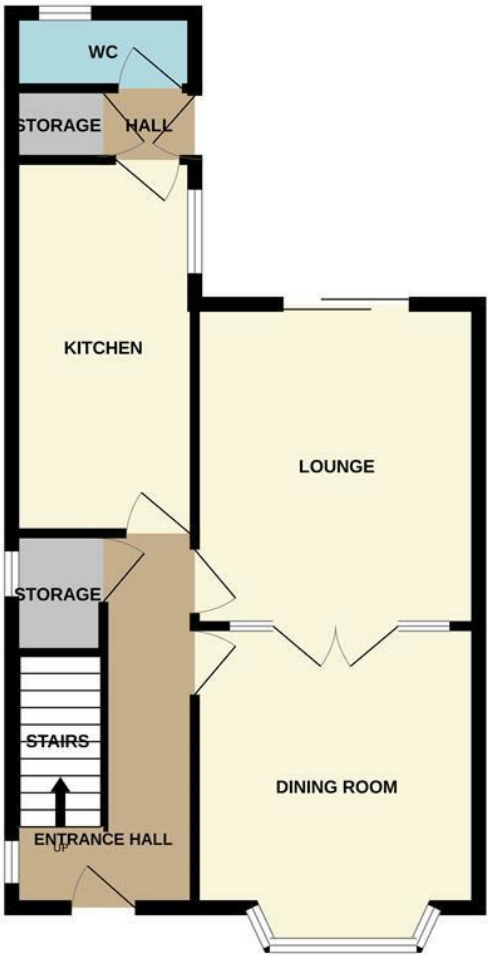
Purchaser should seek confirmation prior to completion.



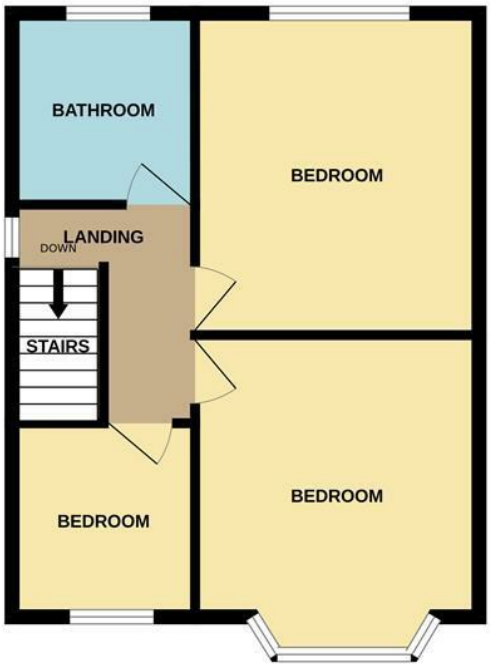
SUNSHINE
YOU
ARE
MY

Floor Plan

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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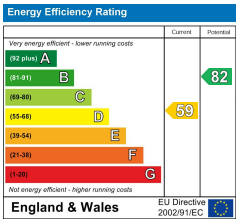

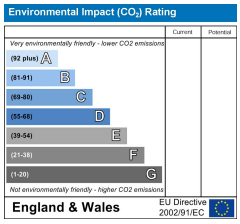

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