dunn&rate ESTATE AGENTS









18 Derek Drive

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

Well, it's one for the money, two for the show, three to get ready, now go, cat, go!!! You best get them blue suede shoes on and get stepping down to Derek Drive to view this spacious semi detached property. Boasting two fantastic sized reception rooms, fitted kitchen, three bedrooms and a bathroom. Externally the property benefits from off road parking with a large detached garage to the rear. To the rear the garden is fully enclosed with an lawn and paved seating area. Located in the popular area of Sneyd Green, this property is close to local amenities and commuter links to the main town centre. So make sure no one steps on your blue suede shoes to beat you to the punch, get ahead of the game and get a viewing booked today because this one is also sold with NO UPWARD CHAIN!!!!

£185,000

18 Derek Drive

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

3 1 2 C

- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN & CLOAKROOM/W.C
- AMPLE OFF ROAD PARKING & LARGE GARAGE
- POPULAR LOCATION
- SITTING ON A SIZABLE PLOT
- THREE BEDROOMS
- GARDENS TO THE FRONT & REAR
- TWO RECEPTION ROOMS
- SHOWER ROOM
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

13'8" x 6'4" (4.18 x 1.94)

The property has a double glazed access door to the front aspect coupled with double glazed windows to either side. Stairs lead to the first floor. Radiator.

Cloakroom

4'8" x 2'5" (1.44 x 0.74)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and wash hand basin. Partly tiled walls.

Lounge

12'1" x 11'3" (3.70 x 3.44)

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

Dining Room/Sitting Room

12'4" x 11'2" (3.76 x 3.42)

A double glazed window overlooks the rear aspect. Fireplace housing gas fire. Radiator.

Kitchen

15'3" x 6'3" (4.67 x 1.92)

A double glazed window overlooks the side aspect and rear aspect coupled with a double glazed access door leading out to the rear garden. Fitted with base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space and plumbing for a fridge/freezer, washing machine and free standing gas cooker. Wall mounted central heating boiler. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

12'9" x 10'0" (3.90 x 3.07)

A double glazed bay window overlooks the front aspect. Fitted with a wardrobe and storage cupboard. Radiator.

Bedroom Two

12'4" x 10'1" (3.76 x 3.08)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and storage cupboards. Radiator.

Bedroom Three

6'4" x6'2" (1.94 x1.90)

A double glazed overlooks the front aspect.

Bathroom

7'7" x 6'4" (2.33 x 1.94)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising a double shower unit, low level W.C and wash hand basin. Partly tiled walls and airing cupboard housing hot water cylinder.

EXTERIOR

To the front there is a paved driveway with flower planter border. To the rear the garden is fully enclosed with a side access gate and there is a large paved and concrete patio seating area, with lawn and mature flower bed borders.

Garage

19'6" x 9'3" (5.96 x 2.84)

A large detached garage with double doors to the front and two double glazed windows overlook the side aspect. Power and lighting.











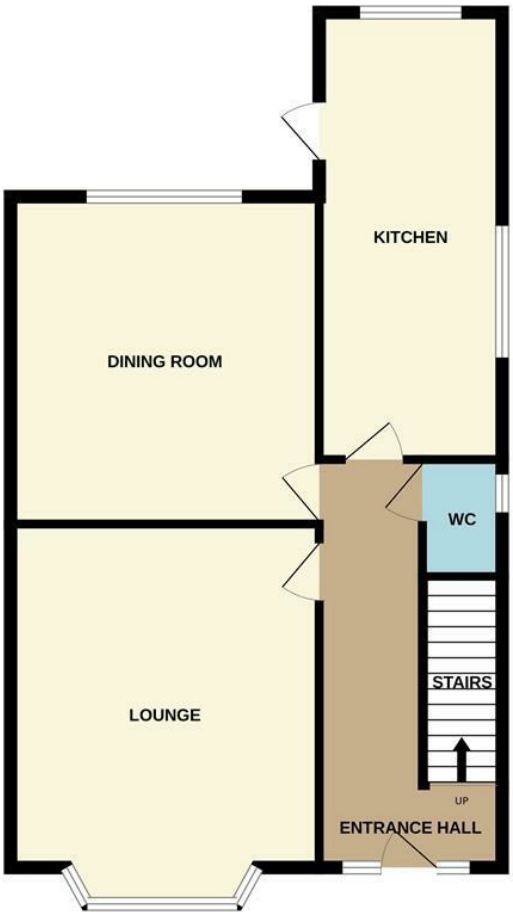






Floor Plan

GROUND FLOOR

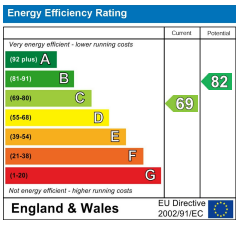


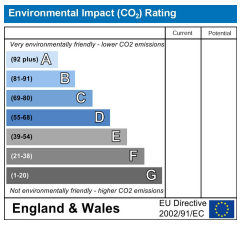
1ST FLOOR



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.
Made with Metropix ©2026

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





112a Baddeley Green Lane, Baddeley Green, Stoke On Trent, Staffordshire, ST2 7HA
Tel: 01782 789369 **Email:** office@dunnandrate.co.uk **www.dunnandrate.co.uk**