



65 Dairyfields Way

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

We'll forget the sun in his jealous sky, as we lie in FIELDS of gold! You will feel like you have hit the jackpot, if you manage to bag yourself this well maintained, semi detached property on DairyFIELDS Way. Situated in a cul-de-sac, in the popular area of Sneyd Green. The accommodation on offer comprises of a spacious lounge, fitted kitchen, three good sized bedrooms, ensuite and modern bathroom. Externally, the property benefits from ample off road parking and a fully enclosed rear garden and GARAGE. Located close to local amenities, schooling and the popular Central Forest Park featuring a lake with walkways and a skate park with playground. It really is the FIELD of dreams! What are you waiting for??? Call to book your viewing today!!!

£155,000

65 Dairyfields Way

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- IMMACULATE SEMI DETACHED
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- CUL DE SAC LOCATED IN POPULAR AREA

- SPACIOUS LOUNGE
- ENSUITE TO MASTER BEDROOM
- GARAGE

- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

4'5" x 4'2" (1.36 x 1.29)

UPVC door and window to the side aspect. Radiator and stairs to the first floor. Alarm

Lounge

17'0" x 12'1" (5.19 x 3.69)

UPVC sliding patio doors lead out to the rear garden, and a UPVC window looks out to the rear aspect. Radiator and gas fireplace.

Kitchen

8'7" x 8'4" (2.63 x 2.56)

A UPVC window looks out to the front aspect. Fitted with a range of wall and base storage with inset stainless steel sink unit and side drainer, coordinating work surface areas and tiled walls. Integrated electric oven with gas hob over and cooker hood above. Included appliances are; fridge/freezer and washing/dryer machine. Wall mounted central heating boiler.

Radiator.

FIRST FLOOR

First Floor Landing

11'5" x 6'3" (3.50 x 1.92)

Stairs from the ground floor. Loft access hatch, radiator and airing cupboard housing water tank.

Bedroom One

11'1" x 8'11" (3.39 x 2.72)

A UPVC window looks out to the front aspect. Fitted wardrobes and radiator.

En-suite

5'8" x 3'8" (1.74 x 1.13)

A UPVC window looks out to the front aspect. Fitted suite comprising of a shower cubicle, Low Level WC and wash hand basin. Wall mounted cosmetic cupboard. Partly tiled wall, towel radiator and extractor fan.

Bedroom Two

9'11" x 8'5" (3.04 x 2.59)

A UPVC window looks out to the rear aspect. Fitted wardrobes and radiator.

Bedroom Three

8'5" x 6'6" .13'1" (2.57 x 2 .04)

A UPVC window looks out to the rear aspect. Radiator.

Bathroom

6'3" x 5'3" (1.91 x 1.62)

A UPVC window looks out to the side aspect. Fitted suite comprising of shower cubicle, Low Level W.C and wash hand basin with vanity unit. Fully tiled, extractor fan and towel radiator.

EXTERIOR

To the front of the property there is a large tarmacadam driveway that leads to the garage, and side access to the rear garden. To the rear the garden is slabbed with tarmac and is fully enclosed. Shed.

Garage

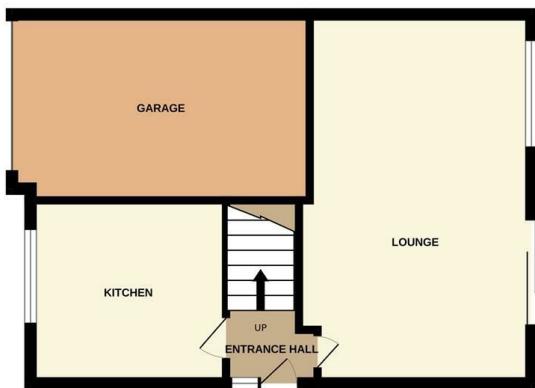
15'11" x 7'9" (4.87 x 2.38)

Up and over door to the front. Fitted with lighting and power.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	