



22 St. Margarets Drive

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

Raise your glass its time to toast, cheers to beginnings at your new home! And we at Dunn & Rate have found it for you. A well maintained semi detached property on St Margarets Drive, sitting a sizeable corner plot and sold with no upward chain its definitely one to raise your glass too. The accommodation on offer comprises a lounge, fitted kitchen/diner, downstairs W.C., THREE bedrooms and a family bathroom. Externally, the property benefits from a corner plot with lawned areas to the side and rear. A large detached garage is accessed by double gates with ample off road parking. The garden is fully enclosed by hedge borders and an access gate to the front. Located in the popular area of Sneyd Green close to local amenities, excellent schooling and commuter links. Get that champagne on ice as you will celebrating soon enough once you manage to bag yourself this new home!

£165,000

22 St. Margarets Drive

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



- WELL MAINTAINED SEMI DETACHED PROPERTY
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- SITTING A SIZEABLE CORNER PLOT
- DOWNSTAIRS W.C
- GARDENS TO THE FRONT, SIDE & REAR
- LARGE LOUNGE
- THREE BEDROOMS
- LARGE DETACHED GARAGE

• SOLD WITH NO UPWARD CHAIN GROUND FLOOR

Entrance Hall

3'6" x 3'3" (1.07 x 1.01)

The property has a double glazed entrance door to the front aspect. Stairs lead to the first floor. Radiator.

Lounge

12'4" x 11'9" (3.76 x 3.60)

A double glazed window overlooks the front aspect. Fire place housing gas fire. Television and radiator.

Kitchen

15'1" x 9'4" (4.60 x 2.86)

Two double glazed windows overlook the rear and side aspect coupled with a double glazed access door to the side. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space and plumbing for washing machine and fridge/freezer. Under stairs storage cupboard and radiator. Space for table and chairs.

W.C

4'0" x 2'11" (1.24 x 0.90)

A double glazed window overlooks the rear aspect. Low level W.C and wall mounted central heating boiler.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

12'10" x 8'10" (3.93 x 2.71)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

9'4" x 8'10" (2.86 x 2.70)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'5" x 5'9" (2.27 x 1.76)

A double glazed window overlooks the front aspect. Radiator. Built-in single bed with drawers.

Bathroom

6'3" x 5'8" (1.93 x 1.73)

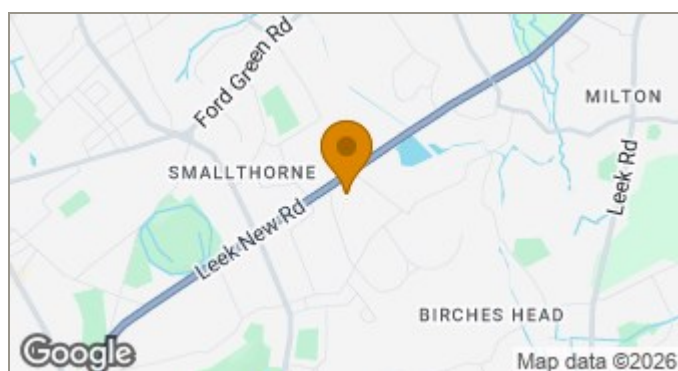
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and loft access hatch. Ladder style towel radiator.

EXTERIOR

The property sits on a sizeable corner plot with lawned areas to the side and rear. The property has double gates leading to a concrete driveway, flower bed borders. The garden is fully enclosed by hedge borders and a front gate.

Garage

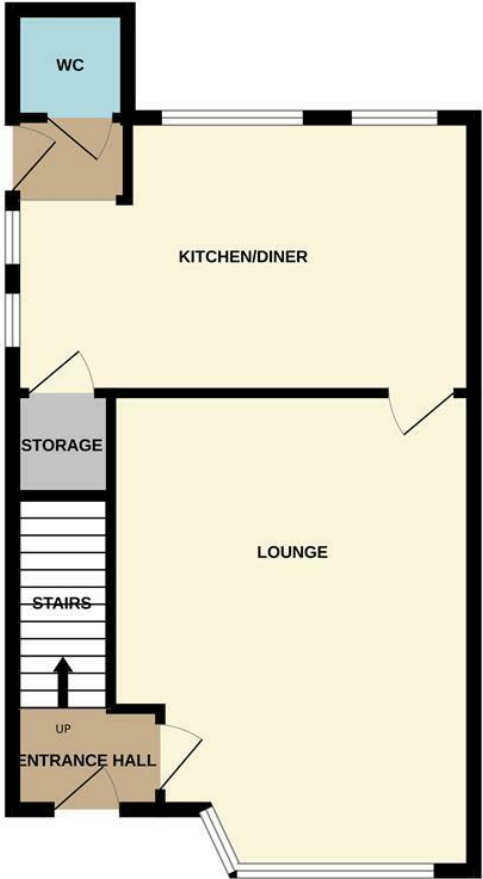
A large garage with an up and over door and power and lighting, with side access door.



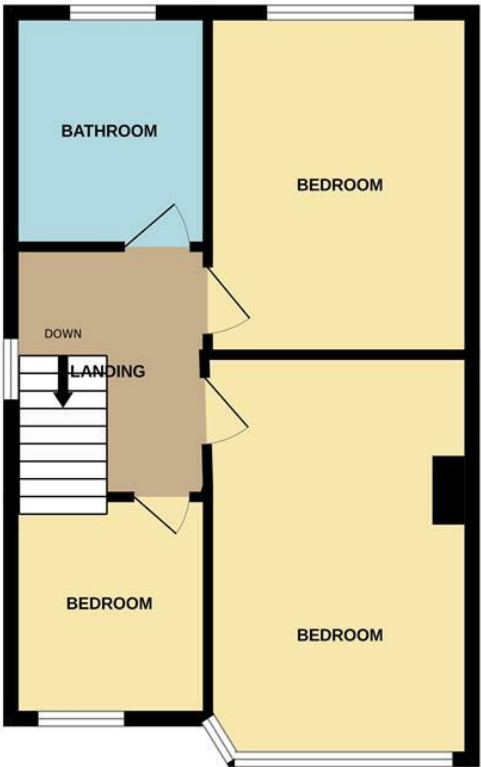


Floor Plan

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 ©2025

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.

