



47 Derek Drive

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

Like any great book there is a start, a middle and an end. Well why don't you start by booking a viewing on this spacious semi detached house on Derek Drive. Located in the middle of Sneyd Green this property sits on a sizeable corner plot. The property itself is in need of an uplift but has two reception rooms, a fitted kitchen, utility area, three bedrooms and bathroom. Externally, the property has off road parking and gardens to the front, rear and side. Does this story have a happy ending???? It will do if you are lucky one to bag yourself this property!

£170,000

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- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN & UTILITY AREA
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN
- SITTING ON A SIZEABLE CORNER PLOT
- THREE BEDROOMS
- GARDENS TO FRONT/SIDE & REAR
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

13'6" x 6'4" (4.14 x 1.95)

The property has a wooden entrance door to the front aspect. Under stairs storage cupboard with a double glazed window to the side aspect. Radiator. Stairs leading to the first floor.

Lounge

12'3" x 11'3" (3.74 x 3.43)

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

Dining Room

12'4" x 11'3" (3.77 x 3.44)

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

Kitchen

7'9" x 6'3" (2.38 x 1.92)

A double glazed window overlooks the side aspect. Fitted with wall and base storage units and inset asterite sink unit and side drainer. Coordinating work

surface areas and partly tiled walls. Electric cooker point. Radiator.

Rear Hall

6'10" x 3'8" (2.09 x 1.12)

A double glazed access door leads to the side aspect. Storage housing central heating boiler.

Utility Area

6'8" x 2'9" (2.05 x 0.84)

A double glazed window overlooks the side aspect. Partly tiled with space and plumbing for washing machine.

FIRST FLOOR

First Floor Landing

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

Bedroom One

12'10" x 9'7" (3.92 x 2.93)

A double glazed bay window overlooks the front aspect. Fitted with a range of wardrobes and cupboard storage up and over the bed space. Radiator.

Bedroom Two

12'4" x 10'2" (3.77 x 3.11)

A double glazed window overlooks the rear aspect. Fitted with a wardrobe with sliding doors and storage cupboard. Radiator.

Bedroom Three

6'4" x 6'3" (1.95 x 1.92)

A double glazed window overlooks the front aspect. Radiator.

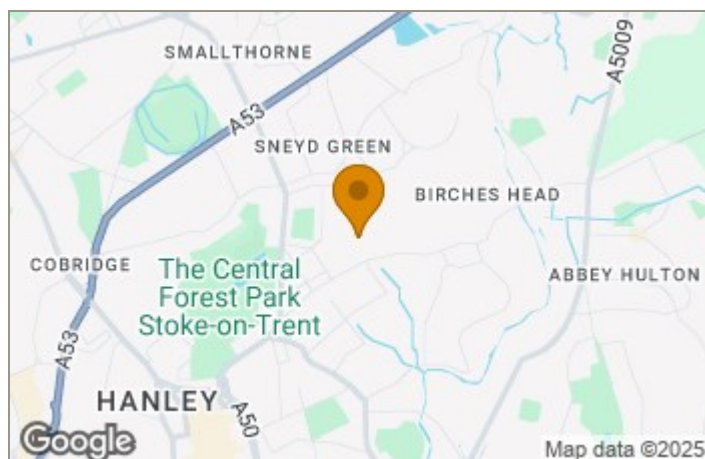
Bathroom

7'9" x 6'4" (2.38 x 1.95)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Fully tiled walls and radiator. Storage cupboard.

EXTERIOR

To the front the property has a paved driveway with a gravelled frontage with flower bed borders. To the side the property is lawned and the rear is gravelled with mature trees and shrubbery.





Floor Plan



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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