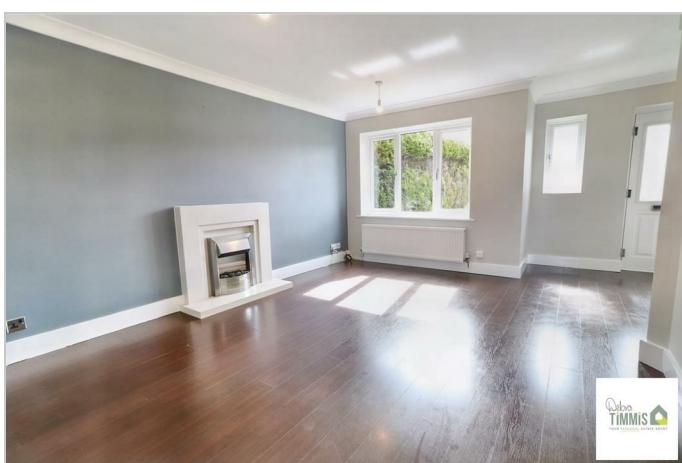


**Bethell Road Sneyd Green Stoke-On-Trent ST1 6XL**



**Offers In Excess Of £235,000**

A stunning DETACHED HOUSE you will adore when you see -  
having FAMILY SIZED accommodation with BEDROOMS of THREE -  
With spacious lounge, kitchen diner, utility and a study -  
If you want this as your new home you will need to hurry -  
a PRIVATE REAR GARDEN that's EASY TO MAINTAIN -  
all of this will turn you into the host that's loves to entertain -  
So without further a do, pick up the phone and call us to take a look -  
We can't wait for you to begin the next chapter of your book!

Modern detached house on the Dairyfields Estate, this property is ideal for the growing family, briefly comprising open plan lounge, fitted dining kitchen, utility and office space. On the first floor there are three double bedrooms, master having en suite and family bathroom. Gas combi boiler and UPVC double glazed windows and doors. The property is being offered with no upward chain and having been recently redecorated, is ready to move straight into. Off road parking, front and large, enclosed rear garden. Viewing is strongly recommended to avoid being disappointed!

#### Ground Floor

##### Lounge

11'7" x 14'0" (3.55 x 4.29)

Two double glazed windows to the front aspect. Modern feature surround housing electric fire. Double radiator. Single radiator. Laminated flooring. Television point. UPVC entrance door. Stairs leading to first floor.

##### Kitchen/Diner

15'0" x 8'8" (4.59 x 2.65)

Beautifully presented fitted kitchen with Belfast sink with mixer taps, a range of wall mounted units, worktops incorporating drawers and cupboards below. Built in four ring gas hob, extractor hood over, built in electric oven. Part tiled walls. Radiator. Laminated floor. American style fridge included. UPVC double glazed window and sliding patio doors to rear garden.



##### Utility

7'8" x 4'7" (2.35 x 1.41)

Work surface, plumbing for automatic washing machine. Tiled splash backs. Laminated flooring. Woodgrain UPVC double glazed window to rear elevation.

##### Office/Playroom

8'0" x 10'9" (2.46 x 3.30)

Range of built in store cupboards.



#### First Floor

##### Landing

Store cupboard off. Loft access.

##### Bedroom One

9'7" x 12'5" (2.93 x 3.81)

UPVC Box bay double glazed window to front elevation. Radiator. Telephone point.



##### En-Suite

4'11" x 7'11" (1.52 x 2.43)

Suite comprises, Jacuzzi panelled bath having corner

mixer taps, pedestal wash hand basin with mixer taps and low level WC. Part tiled walls. Radiator. UPVC double glazed window to front elevation. Extractor fan.

#### Bedroom Two

7'7" x 16'11" (2.33 x 5.16)

UPVC double glazed window to rear elevation. Radiator.

#### Bedroom Three

8'5" x 10'7" (2.59 x 3.25)

UPVC double glazed window to rear elevation. Radiator.

#### Family Bathroom

5'11" x 5'3" (1.82 x 1.61)

Suite comprises, p-shaped bath with shower attachment, glass shower screen, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. UPVC double glazed window to rear elevation.



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#### Externally

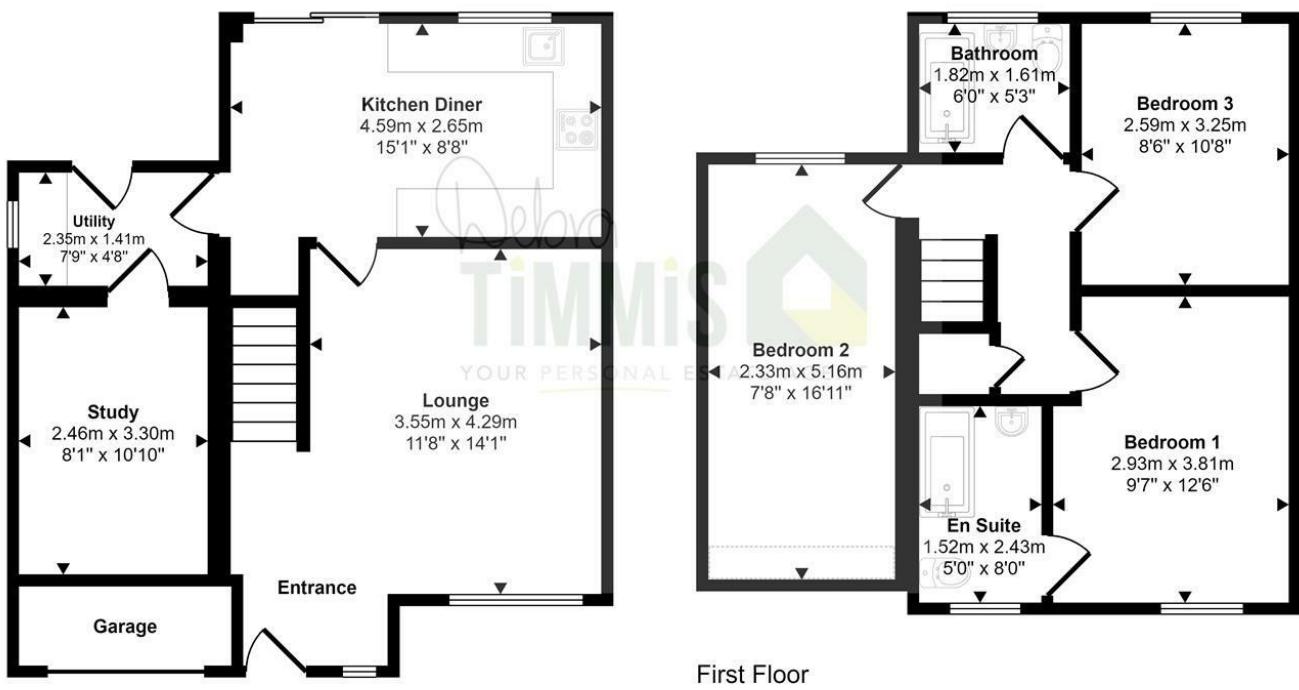
To the front aspect there is a lawn garden. Driveway providing off road parking. Access to a useful integral store that was previously part of the garage.

To the rear elevation there is a patio seating area and good sized lawn garden, mature shrub borders. Enclosed by fencing. Cold water tap.



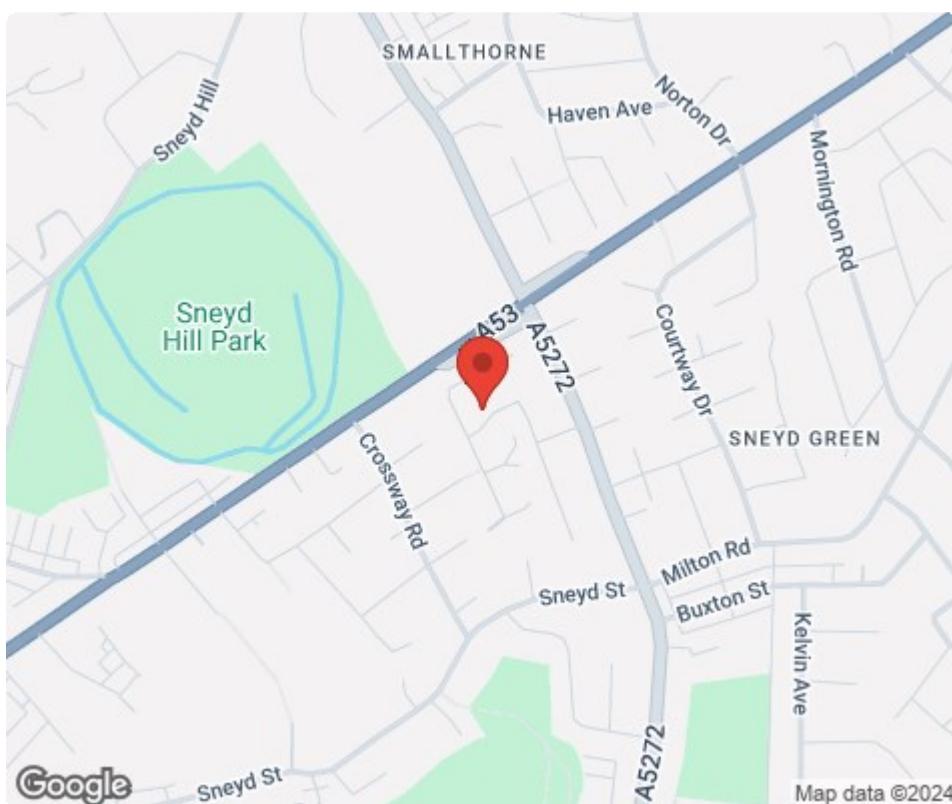
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Approx Gross Internal Area  
97 sq m / 1043 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	63
(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