Whittaker & Biggs Est. 1930
Rostons Group







18 Richard Dawson Drive, Stoke-On-Trent, ST2 8NX

Offers In The Region Of £169,950

- Well-presented end terrace property situated within a popular and well-established residential area, ideal for first-time buyers, downsizers or investors
- Offering two generous double bedrooms, both providing ample space for furnishings and comfortable everyday living
- Stylish contemporary breakfast kitchen fitted with modern units, and space for informal dining
- Modern family bathroom finished to a high standard with contemporary fittings and tasteful décor
- Bright and inviting sitting room featuring French doors opening directly onto the rear garden, creating an excellent indoor-outdoor flow
- East-facing rear garden enjoying morning sunshine, ideal for outdoor dining, relaxing and low-maintenance enjoyment

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18 Richard Dawson Drive, Stoke-On-Trent ST2 8NX

Whittaker & Biggs would like to welcome you to this well-presented end terrace house, built in 2019. Spanning an impressive 635 square feet, this charming property boasts a bright and inviting sitting room, enhanced by French doors that seamlessly connect the indoor space to the east-facing rear garden, perfect for enjoying the morning sun.

The home features two generous double bedrooms, providing ample space for relaxation and rest. The contemporary breakfast kitchen is designed with modern living in mind, offering a stylish and functional area for culinary pursuits. The layout of the property is both practical and appealing, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

2 1 1 B

Council Tax Band: B





Ground Floor

Hall
3'11" x 3'7"
Composite double glazed door to the frontage, stairs to the first floor, radiator.

Breakfast Kitchen
12'0" x 9'10"
UPVC double glazed window to the frontage, high gloss units to the base and eye level, four ring gas hob, Indesit electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, integral soap dispenser, integral fridge freezer, integral Indesit dishwasher, integral Whirlpool washing machine, radiator, space for table and chairs.

Sitting Room
13'0" x 11'10" max measurement
UPVC double glazed French doors to the rear, radiator.

WC
5'2" x 2'9"
Pedestal corner wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan.

First Floor

Landing
6'4" x 4'9"
Loft hatch, radiator.

Bathroom
6'7" x 6'3"
Panel bath, chrome mixer tap, shower over, chrome fitments, glass shower panel, pedestal wash hand basin, chrome waterfall mixer tap, low level WC, chrome ladder radiator, extractor fan.

Bedroom One
12'11" x 8'9"
UPVC double glazed window to the rear, radiator.

Bedroom Two
12'11" x 8'3"
Two UPVC double glazed windows to the frontage, radiator, over stairs storage cupboard.

Loft
Pull-down-ladder.

Externally
To the frontage, tarmacadam driveway suitable for two vehicles, hedge boundary, EV charger, gated access to the rear.
To the rear paved patio, area laid to lawn, composite decking, wall and fence boundary, mature shrubs.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out

on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

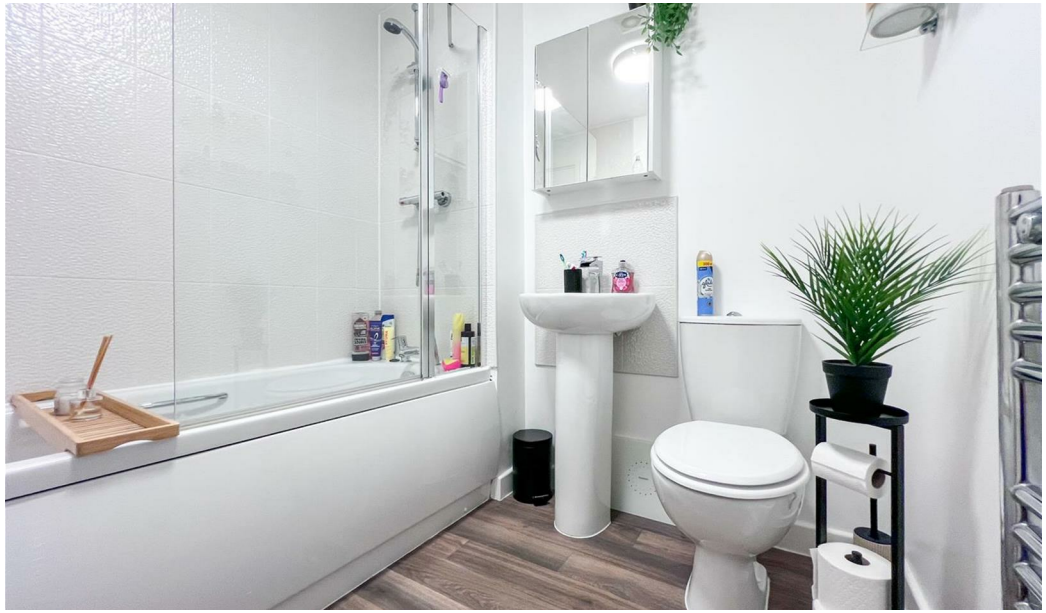








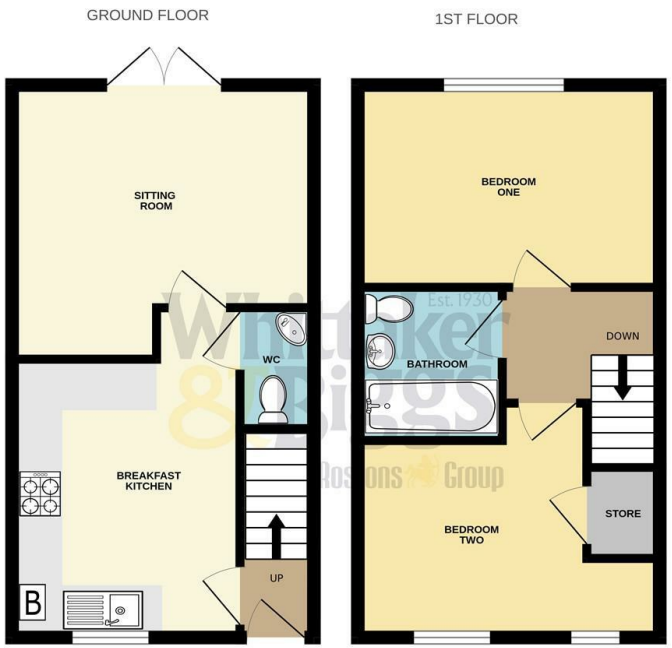




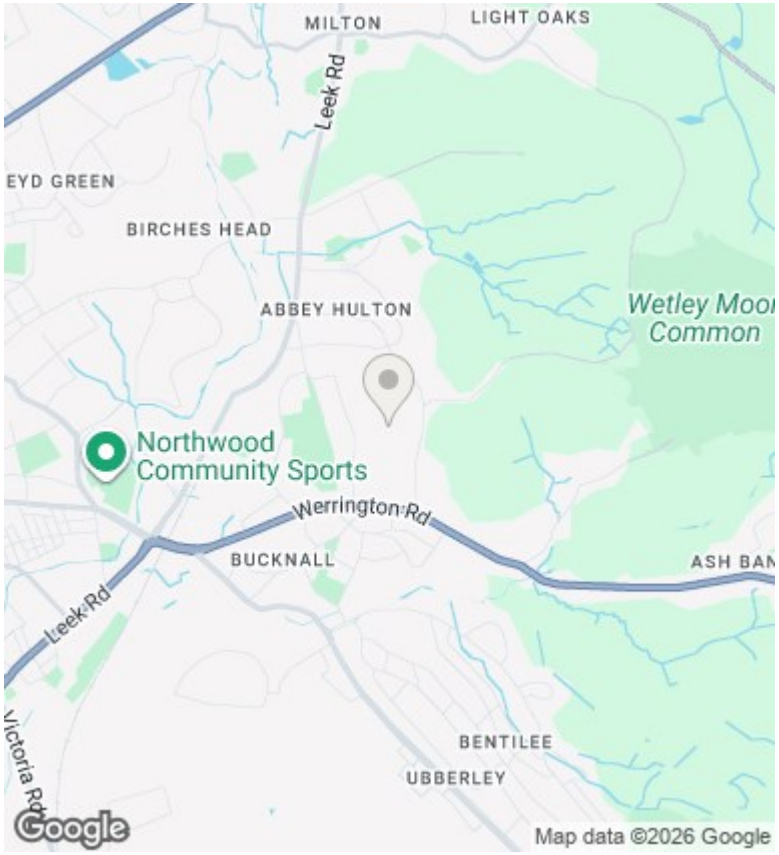








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

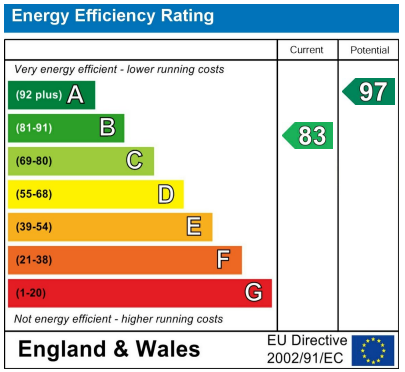


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