Whittaker & Biggs Est. 1930
Rostons Group







70 Dairyfields Way., Stoke-On-Trent, ST1 6XJ

Offers In The Region Of £199,950

- Three bedroom semi-detached home
- Driveway
- Cul de sac location
- Presented to an excellent standard throughout
- Enclosed low maintenance rear garden
- Two reception rooms
- Ensuite to bedroom one

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Nestled in the tranquil cul-de-sac of Dairyfields Way, Sneyd Green, this charming three-bedroom semi-detached home offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a contemporary kitchen that seamlessly flows into a dining room, creating an inviting space for family meals and entertaining guests.

The substantial living room provides ample space for relaxation, making it an ideal spot for unwinding after a long day. The property boasts two well-appointed bathrooms, including an ensuite attached to bedroom one, ensuring convenience for all residents.

Outside, the low-maintenance tiered rear garden presents a delightful outdoor retreat, perfect for enjoying sunny afternoons or hosting gatherings. The driveway at the front of the house offers off-road parking, adding to the practicality of this lovely home.

With its modern features and thoughtful layout, this property is perfect for families or professionals seeking a comfortable and stylish living space in a peaceful neighbourhood. Don't miss the opportunity to make this delightful house your new home.

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Council Tax Band: C





Kitchen
11'9" x 9'4"
Range of fitted high gloss units to the base and eye level, four ring electric hob with extractor above, electric fan assisted oven, stainless steel one and a half sink with drainer, chrome mixer tap, tiled splash backs, space for a freestanding fridge/freezer, space for a washing machine, UPVC double glazed window to the front, wall mounted Ideal gas fired boiler, inset down lights.

Dining Room
12'0" x 7'7"
Radiator, UPVC double glazed window to the front, built-in storage cupboard.

Living Room
18'0" x 12'2" reducing to 10'8"
Living flame gas fire, marble style surround, hearth and mantle, radiator, access to the first floor, UPVC double glazed window and patio doors to the rear.

First Floor

Landing
Loft access.

Bedroom One
12'2" x 9'9"
UPVC double glazed bay window to the front, radiator, access to ensuite shower room.

Ensuite
6'3" x 5'5"
Built in cistern, corner shower cubicle, chrome fitment, vanity wash hand basin with storage beneath, chrome mixer tap, partly tiled, extractor, chrome heated ladder radiator, UPVC double glazed window to the front.

Bedroom Two
11'2" x 8'11" max measurements
Built in storage cupboard, radiator, UPVC double glazed window to the rear.

Bedroom Three
11'2" x 8'8"
Radiator, UPVC double glazed window to the rear.

Bathroom
6'4" x 5'5"
Panel bath with chrome mixer tap, pedestal wash and basin with chrome taps, low level WC, chrome heated ladder radiator, partly tiled, UPVC double glazed window to the side, extractor fan.

Externally
To the front a tarmacadam driveway, fenced and walled boundary, gravel area, well stocked borders, access to the side, with a fenced boundary, outside water tap, gated entry to the rear. The rear garden is tiered with a patio area, decked area, gravel area, fenced boundary.









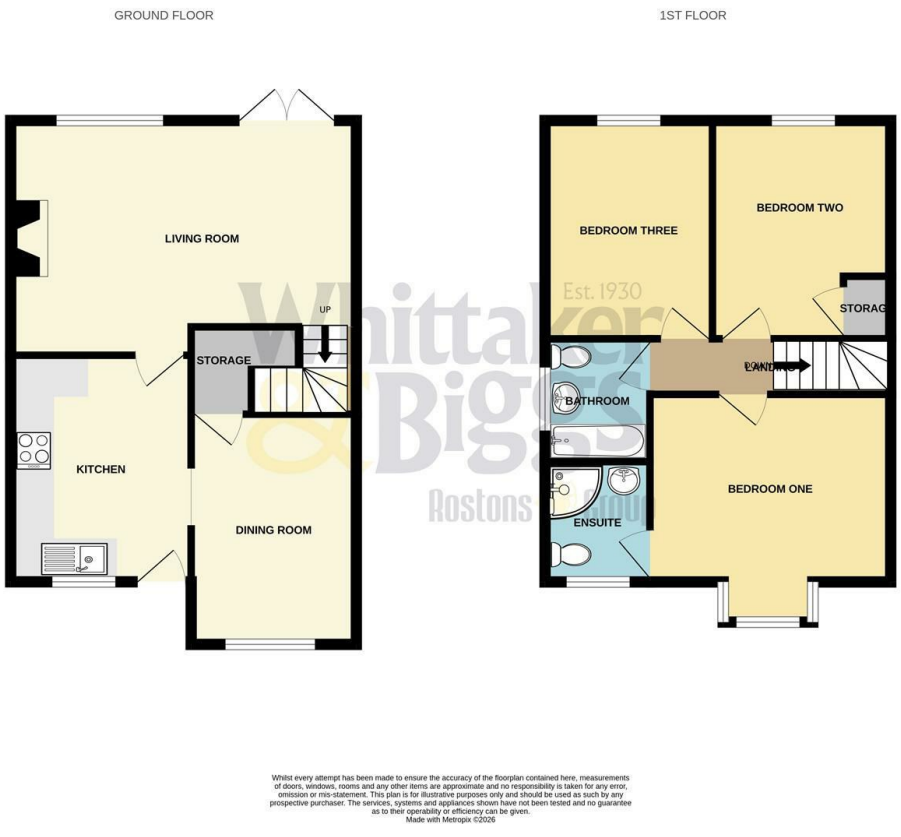


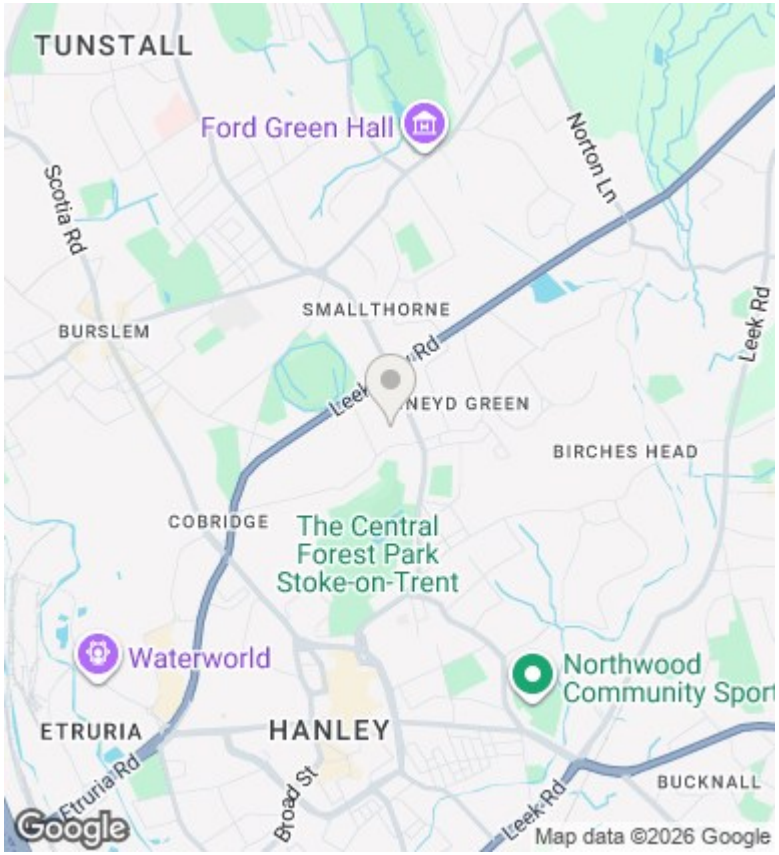












Directions

Viewings

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

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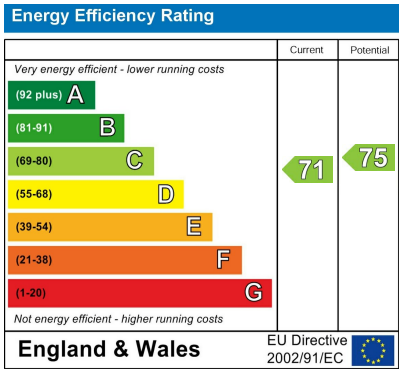


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