



Derek Drive,  
Sneyd Green



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# Offers in Region of £210,000

A very well presented, semi detached semi detached house, situated in a popular location. The property has been extensively improved and extended by the current vendors and offers modern accommodation throughout. Previously 3 bedrooms but is now used as a 2 bedroom with a walk in dressing room and could be converted back. Ample off road parking and rear garden. Viewing of this property is highly recommended.





## GROUND FLOOR

### Entrance Hallway

Stairs to first floor, door and double glazed frosted window to front, radiator, under stairs storage with Baxi boiler, parquet flooring.

### Living Room

4.86m max into bay x 3.44m max (15' 11" x 11' 3") Double glazed window to front, radiator, gas coal effect living flame fire.

### Dining/Family Area

5.02m max x 2.99m max (16' 6" x 9' 10") Double glazed french doors to rear, radiator and vertical radiator, laminate flooring, lantern ceiling window.

### Kitchen

4.80m x 1.94m (15' 9" x 6' 4") Double glazed window to rear and side, radiator, fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, integral dishwasher and washing machine, fitted oven and hob with extractor fan above, radiator, tiled walls.



## FIRST FLOOR

### Landing

Access to loft with pull down ladder, double glazed frosted window to side.

### Bedroom One

Double glazed window to front, radiator.

### Walk In Dressing Room

1.96m x 1.92m (6' 5" x 6' 4")

### Bedroom Two

3.78m x 2.99m (12' 5" x 9' 10") Double glazed window to rear, radiator.

### Bathroom

2.45m x 2.37m (8' 0" x 7' 9") Double glazed frosted window to rear, bathroom suite comprising of panelled bath, WC, pedestal wash hand basin and separate shower cubicle with mains shower, heated towel rail.

### Outside

Patio area, lawn and large store.

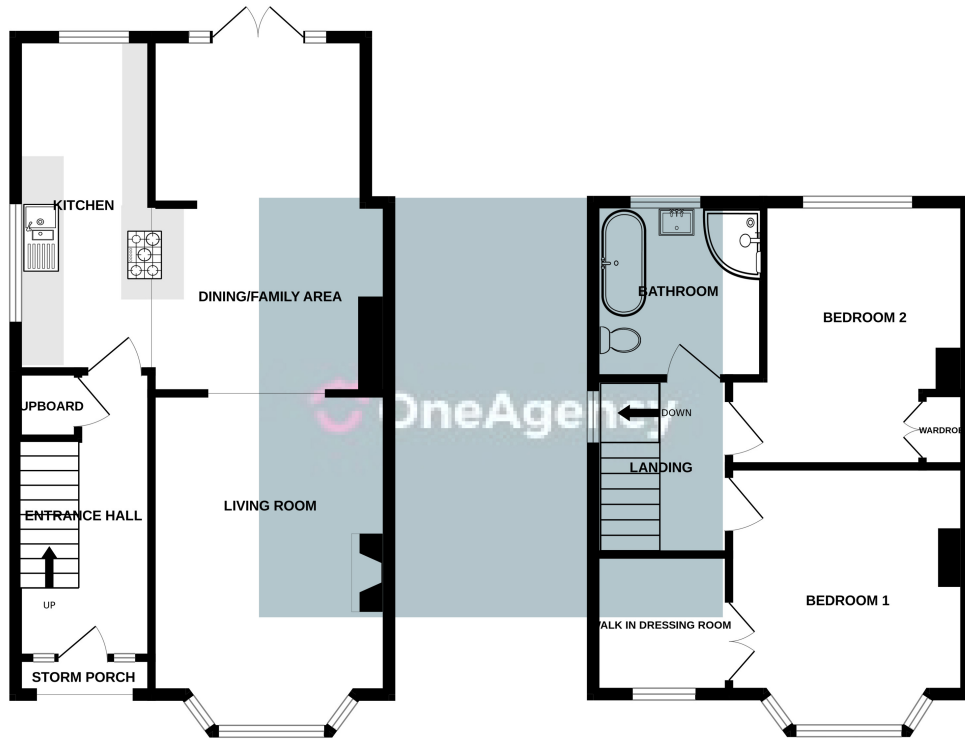
### Agents Notes

Council Tax Band C

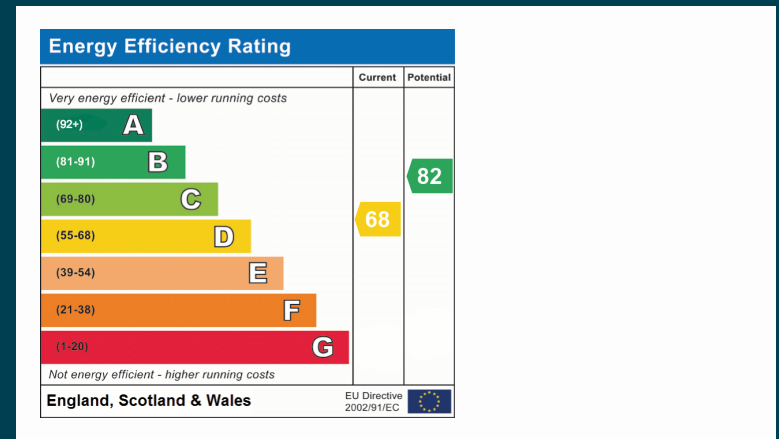
Stoke on Trent Local Council

GROUND FLOOR

1ST FLOOR



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