



Dawlish Drive,  
Bentilee

 **OneAgency**

01782 970222

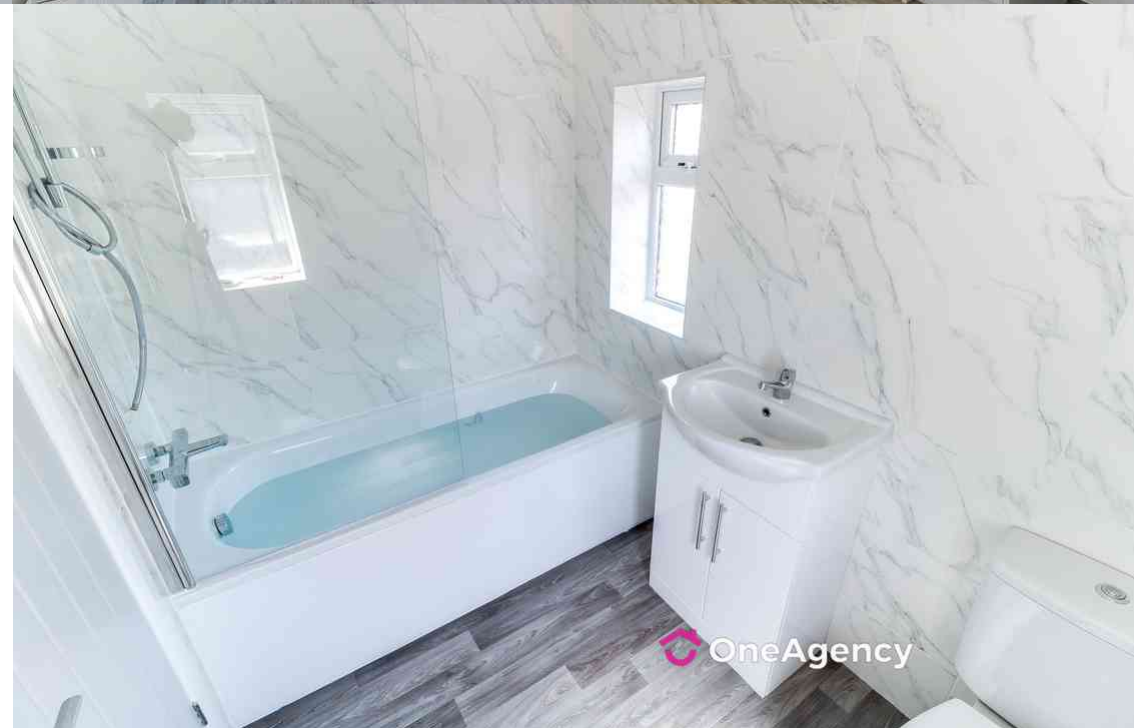
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# Offers in Excess of £150,000

A three bedroom semi-detached house in the popular location of Bentelee. The property has undergone a full renovation benefiting from a modern fitted kitchen & bathroom. The property has a large tarmac driveway for off road parking to the front and a paved rear garden with lawned section and fenced borders to the rear. Located close to amenities, commuter links and schools. Viewing is highly advised!





## Ground Floor

### Hall

UPVC front door, radiator and tiled flooring.

### Lounge

4.41m x 3.40m (14' 6" x 11' 2") A double glazed bay window to the front, radiator and laminate flooring.

### Kitchen/Diner

4.32m x 3.02m (14' 2" x 9' 11") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hobs with hood over, integral dishwasher, plumbing for a washing machine, space for a fridge/freezer, radiator and tiled flooring.

### Guest W/C

1.81m x 0.95m (5' 11" x 3' 1") A low level W/C, vanity hand wash basin, double glazed window, radiator and tiled flooring.

## First Floor

### Bedroom One

3.07m x 2.89m (10' 1" x 9' 6") A double glazed window to the rear, storage cupboard, radiator and carpet flooring.

### Bedroom Two

2.99m x 2.79m (9' 10" x 9' 2") A double glazed window to the front, radiator and carpet flooring.

### Bedroom Three

2.52m x 2.50m (8' 3" x 8' 2") A double glazed window to the front, radiator and carpet flooring.

### Bathroom

2.40m x 1.66m (7' 10" x 5' 5") A white suite with bath and overhead shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

## External

Front - A tarmac driveway for off road parking.

Rear - Patio paved area, lawned section and fenced borders.

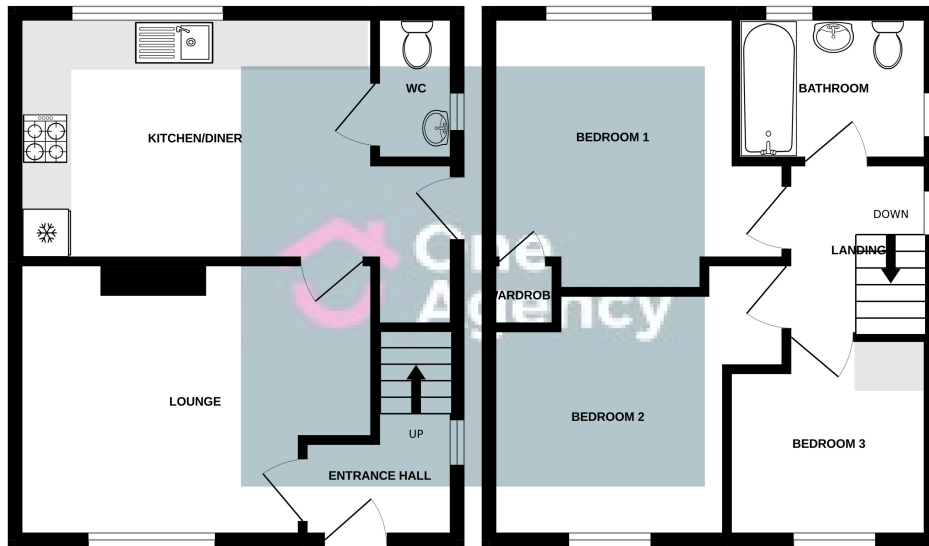
## AGENTS NOTES

The council tax band is A. The local authority is Stoke-on-Trent.

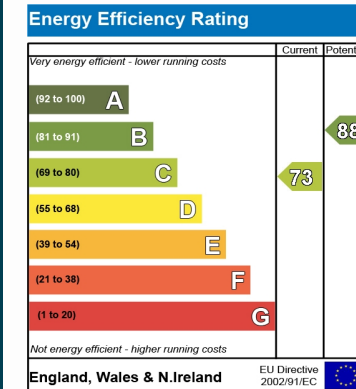


GROUND FLOOR

1ST FLOOR



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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