

£198,000

32 Sudgrove Place, Meir Park, ST3 7TL



- THREE BED DETACHED
- TWO RECEPTION ROOMS
- CONSERVATORY
- DRIVEWAY PARKING
- DETACHED GARAGE
- ENTRANCE PORCH
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- NO CHAIN!

A lovely three bedroom detached property located in Meir Park. The spacious accommodation comprises: Lounge, dining room, kitchen, conservatory, three bedrooms and bathroom. There is ample off road parking to the front of the property. The property is to be sold with the advantage of no upward chain!

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ENTRANCE

1.29m x 0.80m (4'3" x 2'7")
uPVC front door through to the entrance porch, a space to hang coats and take off shoes. Laminate flooring.

LIVING ROOM

4.65m x 4.35m (15'3" x 14'3")
A spacious lounge area with fitted carpet, double glazed window overlooking the front garden, two central heating radiators and feature fireplace. Stairs to first floor and doors through to the dining room.

DINING ROOM

2.19m x 2.67m (7'2" x 8'9")
Dining room consisting of laminate flooring, central heating radiator and pull sliding door into the conservatory.

KITCHEN

2.66m x 2.37m (8'9" x 7'9")
A range of wall and base units, stainless steel sink, integrated oven/grill with four ring gas hob. Plumbing for washing machine. Tiled flooring. Double glazed window overlooking to rear garden.

CONSERVATORY

2.95m x 2.08m (9'8" x 6'10")
Nice bright conservatory area with double glazed windows and double doors opening out to the rear garden space. Tiled flooring, central heating radiator.

STAIRS AND LANDING

Fitted carpet.

BEDROOM ONE

3.48m x 2.79m (11'5" x 9'2")
Fitted carpet, central heating radiator, double glazed window.

BEDROOM TWO

3.38m x 2.79m (11'1" x 9'2")
Fitted carpet, central heating radiator, double glazed window. Fitted wardrobes.

BEDROOM THREE

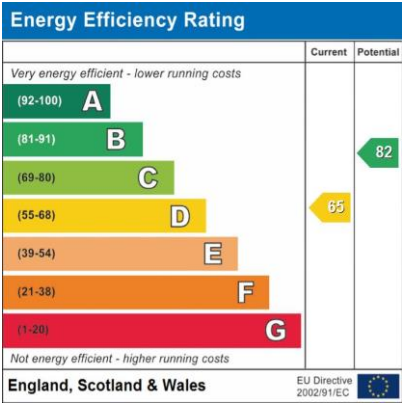
2.12m x 1.84m (6'11" x 6'0")

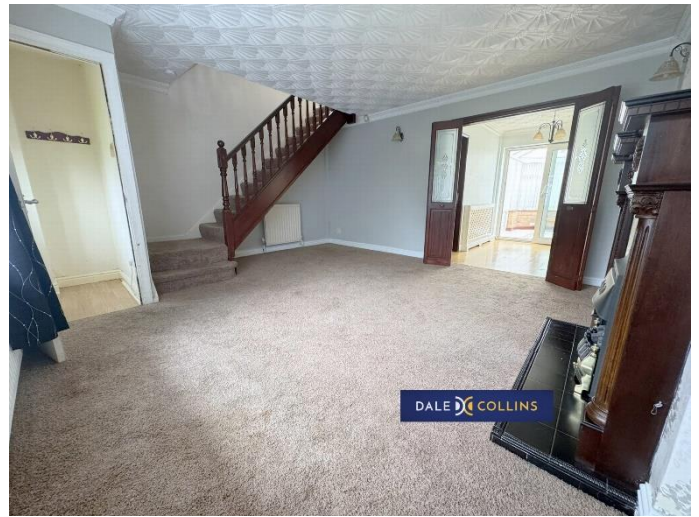
BATHROOM

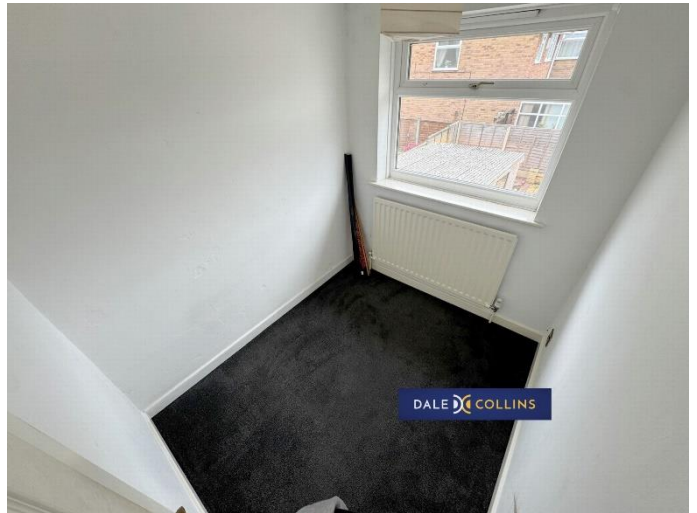
1.87m x 1.77m (6'2" x 5'10")
Low level wc, pedestal hand wash basin, panelled bath. Laminate flooring, double glazed window. Central heating radiator.

EXTERNALLY

A driveway to the front of the property down to the detached garage and access to rear garden through the back gate. Slabbed patio area at the rear garden, with a small area behind the garage.







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VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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