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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Three Bedroom Semi detached Property**
- **Central Heating and Double Glazing**
- **Council Tax A**
- **Parking and Gardens**
- **EPC Awaited**
- **Ask an adviser to book your viewing**



353 Dawlish Drive, Bentilee
Stoke-On-Trent, ST2 0RH

£165,000

Description

A modernised three bedroom semi-detached property benefiting from gas central heating and double glazing throughout. This well looked after property comprises entrance porch, living room and kitchen diner at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a block paved driveway and at the rear is a well kept garden with decked seating area and sun house.

Ground Floor

Entrance Porch

With PVCu door front, carpeted floor.

Living Room 19' 7" x 10' 5" (5.98m x 3.18m)

With carpeted floor, radiator, Power Point, aerial point, feature hearth with in set fire, window seat. Stairs off.

Kitchen/Diner 19' 7" x 8' 1" (5.97m x 2.46m)

A large kitchen diner with fitted units in blue and wood effect surfaces. Part tiled walls and tiled floor. Includes patio doors to rear, Power Point, telephone point, washer point, fitted range style cooker with extraction hood over, integrated fridge freezer and dishwasher.

First Floor

Landing

With carpeted floor, built-in airing cupboard, stairs off.

Bedroom 1 10' 1" x 10' 9" (3.07m x 3.27m)

With carpeted floor, radiator, Power Point, built-in wardrobes.

Bedroom 2 13' 9" x 11' 5" (4.18m x 3.47m)

maximum measurement

With carpeted floor, radiator, Power Point.

Bedroom 3 8' 7" x 10' 6" (2.61m x 3.19m)

With carpeted floor, radiator, Power Point, fitted blind.

Family Bathroom 5' 6" x 7' 9" (1.68m x 2.35m)

Modern fitted bathroom suite in white with WC and basin set in vanity unit with mirrored cabinet and light over. Enclosed shower cubicle with electric shower. Fully tiled walls and wood effect floor. Include extractor fan and a radiator.

Outside

Accessed through wrought iron gates is a block paved driveway suitable for parking two cars leading to a side block paved passage into an extensive rear garden. At the rear are two decked seating areas with electrical power, wooden shed, sunroom, and lawn.

Fixtures

Sun house and range cooker included subject to level of offer.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

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Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

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