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ESTATE AGENTS

51 Derek Drive

Birches Head, Stoke-On-Trent, ST1 6BX

Bragging is when a person says something, and can't do it! I do what I say! In the words of Muhammad Ali, this stunning semi detached property on Derek Drive does exactly what it says on the tin, so brag away! Beautifully decorated by its current owners the property benefits from a lounge, dining room with bay window and modern fitted kitchen. The accommodation to the first floor comprises three bedrooms and contemporary family bathroom. Externally the property benefits from off road parking to the front and garage. A landscaped rear garden laid to lawn with Indian stone seating area. Located in the popular area of Birches Head close to local amenities, schooling and commuter links to the main town centre. So what are you waiting for float like a butterfly, down to our office to make a viewing.

£210,000

51 Derek Drive

Birches Head, Stoke-On-Trent, ST1 6BX

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- STUNNING SEMI DETACHED PROPERTY LOCATED IN BIRCHES HEAD
- THREE BEDROOMS
- ENCLOSED LANDSCAPED REAR GARDEN
- DINING ROOM WITH BAY WINDOW AND LOUNGE
- CONTEMPORARY BATHROOM SUITE
- POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OFF ROAD PARKING AND GARAGE
- VERY WELL PRESENTED THROUGHOUT, VIEWING IS A MUST!!

GROUND FLOOR

Entrance Hall

13'8" x 6'3" (4.18 x 1.93)

UPVC door to the front aspect and UPVC windows to the front aspect. Radiator and parquet flooring. Door to under stairs storage cupboard.

Lounge

12'5" x 11'3" (3.81 x 3.44)

UPVC patio doors to the rear aspect. Open fireplace and radiator. Wall lights and parquet flooring.

Dining Room

12'2" x 11'2" (3.71 x 3.42)

UPVC bay window to the front aspect. Radiator and wall lights. Parquet flooring.

Kitchen

15'7" x 6'3" (4.75 x 1.93)

UPVC door to the side aspect and UPVC windows to the rear and side aspect. Fitted with a range of wall and base storage units with a sterite sink and side drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and electric hob with cooker hood above. Washing machine and fridge/freezer. LVT flooring.

FIRST FLOOR

Landing

8'2" x 6'4" (2.49 x 1.94)

UPVC window to the side aspect. Stairs from the ground floor and loft hatch access.

Bedroom One

11'5" x 11'3" (3.49 x 3.45)

UPVC window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

12'11" x 11'4" (3.95 x 3.46)

UPVC bay window to the front aspect. Radiator.

Bedroom Three

6'4" x 6'4" (1.94 x 1.94)

UPVC window to the front aspect. Radiator.

Bathroom

7'8" x 6'2" (2.36 x 1.90)

UPVC window to the rear aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower above, Wash hand basin and low level WC. Fully tiled walls and vertical towel rail. Wall mounted combi boiler.

EXTERIOR

To the front of the property there is paved driveway and slated garden with mature borders. The rear is landscaped with an artificial lawn and Indian stone patio area.

Garage

15'10" x 7'3" (4.84 x 2.23)

Up and over door to the front aspect. UPVC window and door to the rear aspect. Power and light.

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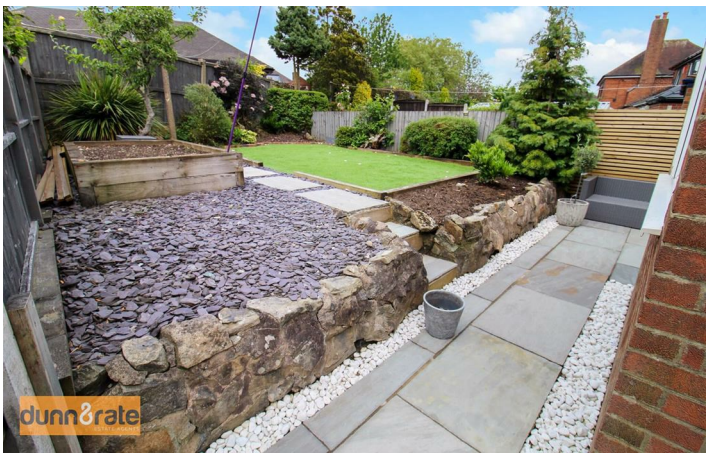
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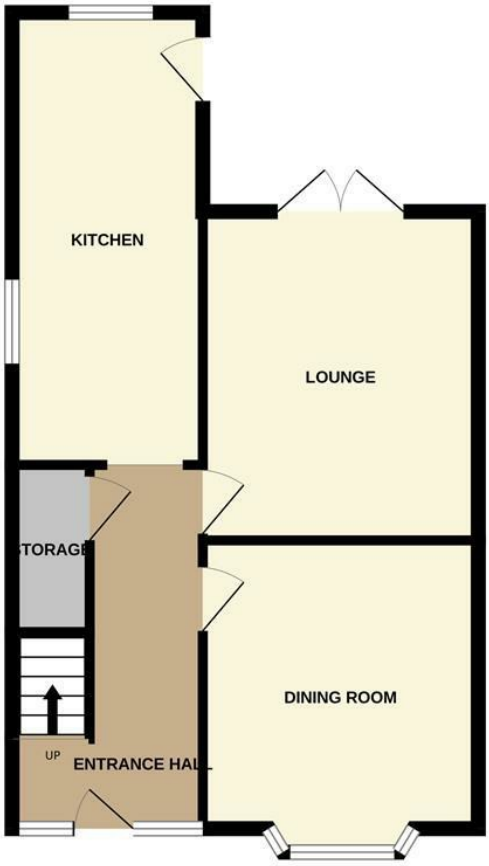
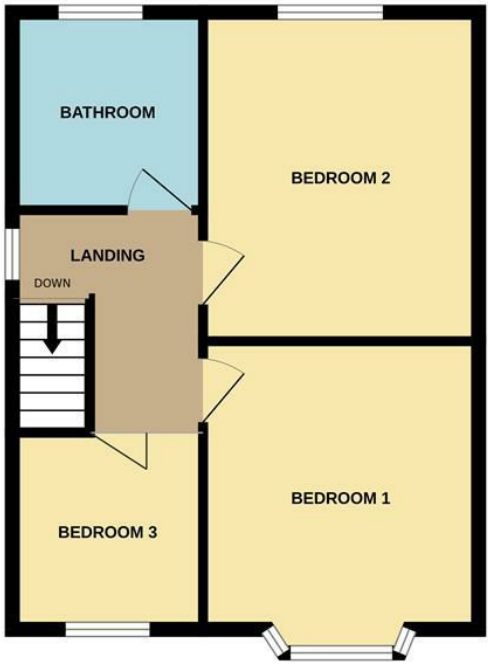
Floor Plan

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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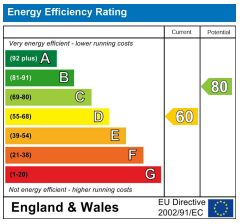

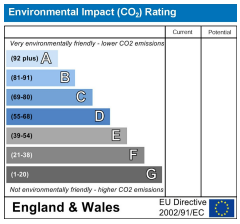

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