



### 3 Bream Way, Stoke-On-Trent, ST6 7PW

Offers in excess of £220,000

"A house is made with walls and dreams; a home is built with love and dreams"- Ralph Waldo Emerson

A well presented three bedroom link detached home offering good sized room proportions for all the family to live and grow in to. The bright and airy entertaining kitchen/diner is perfect for the modern day family with a relaxing living area for the evenings. The internal accommodation includes; Entrance Hallway, WC, Kitchen/Diner, Utility, Living Room, Bedroom One, Bedroom Two, Bedroom Three and a Family Bathroom.

Externally, the Single Garage is accessed off the driveway. Whilst the Rear Garden is of low maintenance with matured shrubs.

### Denise White Estate Agents Comments

This attractive three-bedroom link-detached home offers well-presented living space, a garage, and a driveway, all within easy reach of local amenities.

Upon entering, you are welcomed into a bright entrance hallway, with the spacious living room to your left, designed for relaxing and making memories with the family. The hallway also gives access to the downstairs WC and to the kitchen/diner which is ideally designed for modern family living and offers a great space for entertaining with access off the kitchen to the utility and rear garden.

Upstairs, bedroom one is generously proportioned and enjoys a front-facing aspect. Bedrooms two and three overlook the rear garden, while the family bathroom completes the first-floor layout.

Outside, the property is approached via a concrete driveway with access to the single garage. The rear garden is low maintenance with matured shrubs and trees.

### Entrance Hallway

Tiled flooring. Wall mounted radiator. Access to living room. Access to WC. Access to kitchen. Access leading to 1st floor accommodation. Ceiling light.

### Living Room

16'5" x 11'4" (5.01 x 3.47 )



Fitted carpet. Wall mounted radiators. UPVC double

glazed windows to the front and side aspect. Gas fire. Ceiling light.

### W/C

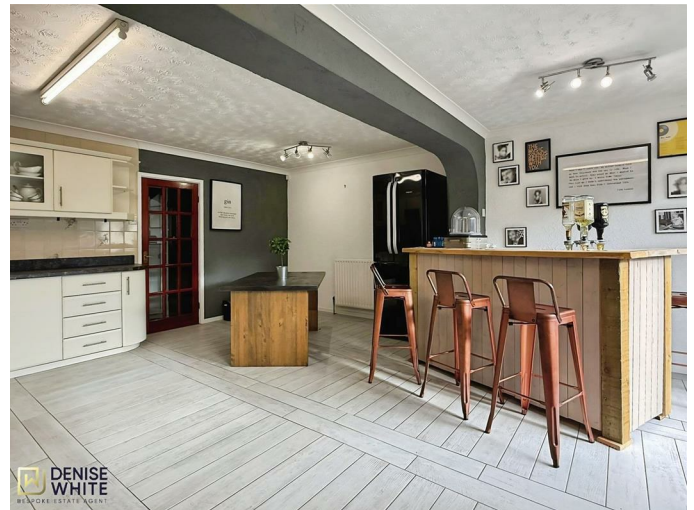
6'2" x 5'1" (1.89 x 1.55 )



Tiled flooring. Wall mounted radiator. Wash hand basin. WC. Obscured UPVC double glazed window. Ceiling light.

### Kitchen

18'5" x 16'4" (5.63 x 4.99 )



Wooden design flooring. Wall mounted radiators. Fitted with a range of wall and base units. Integrated Belling oven. Siemens gas hob. drainer style sink unit. Space for fridge freezer. Boiler. Sliding doors with access to outside. Access to utility. Ceiling lights.

## Utility

8'10" x 8'8" (2.70 x 2.66 )



Tiled flooring. Wall mounted radiator. Range wall and base units. Plumbing for washing machine. Drainer style sink unit. UPVC double glazed window to the rear aspect. Access to garage. Access to outside. Ceiling light.

## First Floor Landing

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Fitted carpet. Obscured UPVC double glazed window. Ceiling light. Loft access.

## Bedroom One

13'5" x 11'4" (4.09 x 3.47)



Fitted carpet. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the front aspect. Ceiling light

## Bedroom Two

10'5" x 7'10" (3.20 x 2.41 )



Fitted carpet. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the rear aspect. Ceiling light.

## Bedroom Three

9'10" x 8'3" max (3.01 x 2.52 max)



Fitted carpet. Wall marked radiator. Fitted wardrobe unit. New PVC double glazed window windows to the rear aspect. Ceiling light.

## Family Bathroom

8'9" x 5'0" (2.67 x 1.54 )



Tiled flooring. Wall mounted radiator. WC. Pedestal style wash handbasin. Bath. Electric shower. Obscured UPVC double glazed window. Ceiling light.

## Outside



The property is approached via a concrete tandem driveway with a front grassed garden. The rear of the property offers a low maintenance garden with matured shrubbed borders.

## Garage

17'5" x 9'4" max (5.32 x 2.86 max)

Access to Utility. Up and over garage doors. Ceiling lights.

## Agent Notes

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any

services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

## We Won!!!

### Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

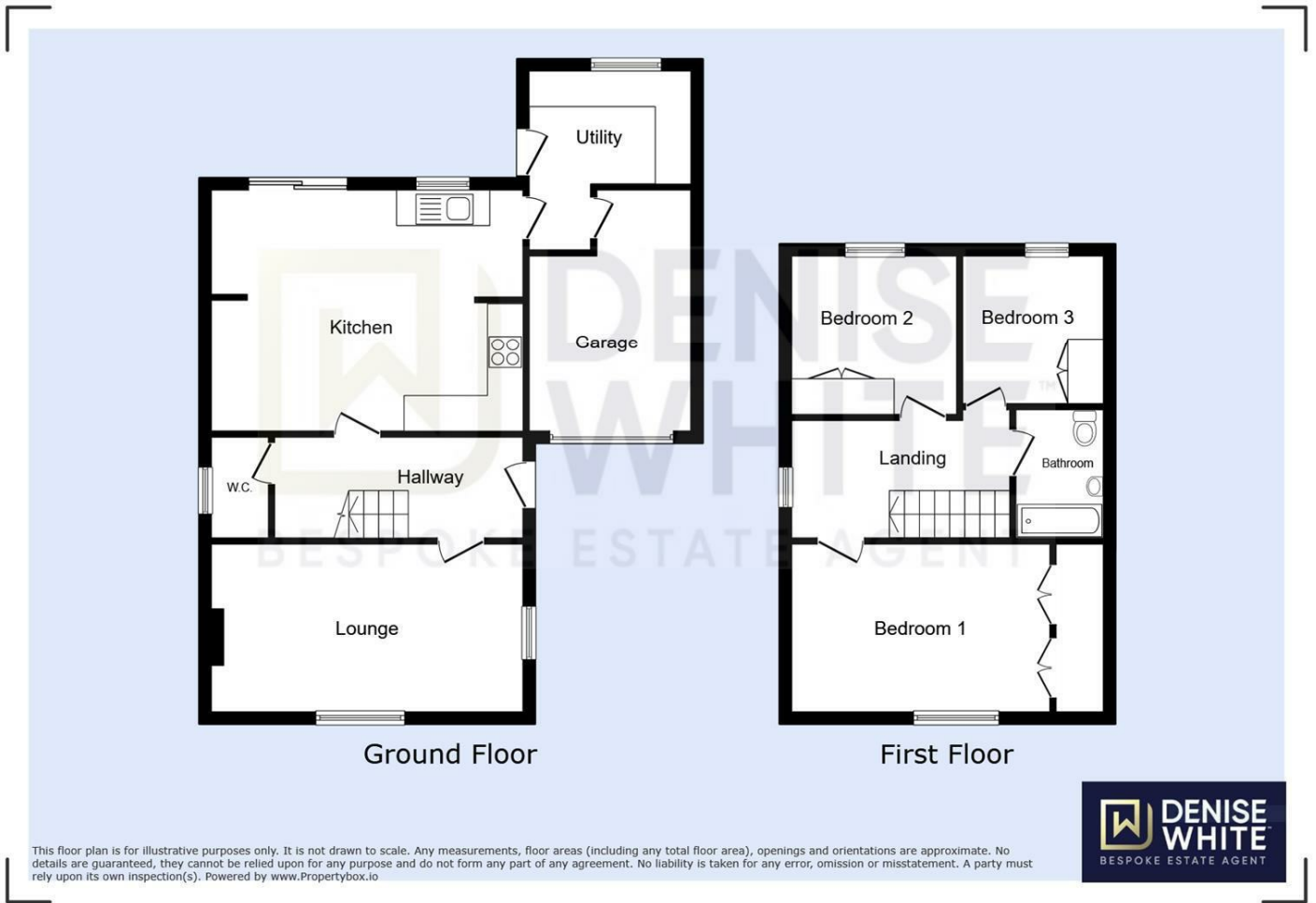
### You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

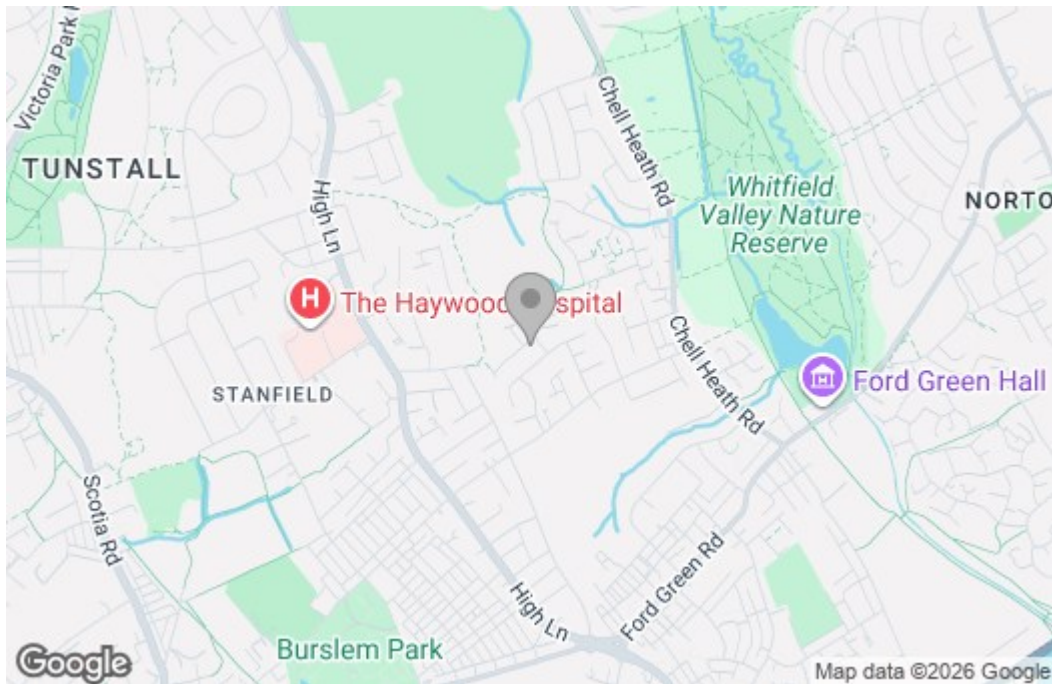
### Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

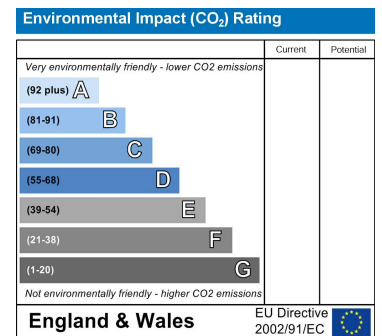
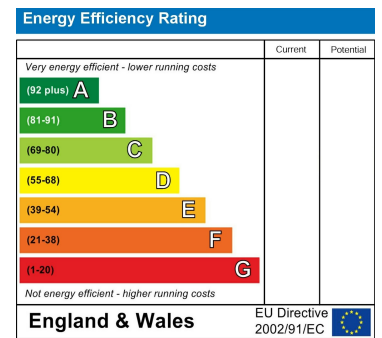
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.