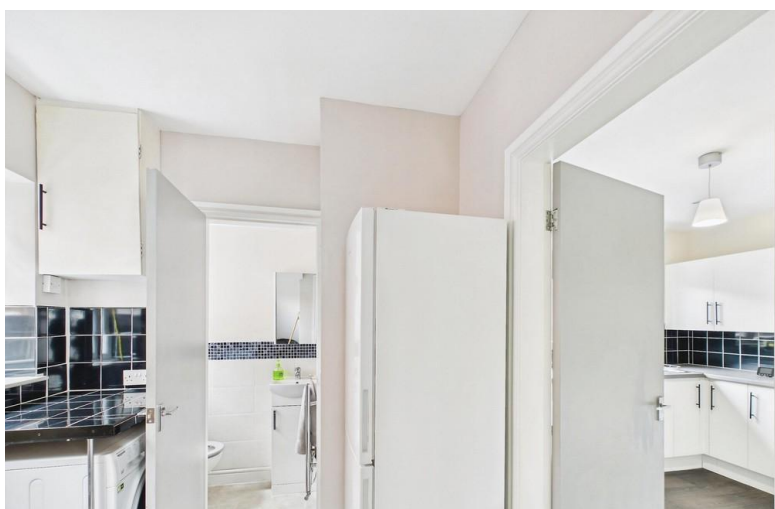


**FOR SALE**



**Dawlish Drive, Bentilee**

**3 Bedrooms, 2 Bathroom, Semi - Detached House**

**Offers Over £130,000**

  
**MARTIN&CO**



## Dawlish Drive, Bentilee

### 3 Bedrooms, 2 Bathroom

### Offers Over £130,000

- Semi Detached
- Three Bedrooms
- No Chain
- Ideal for first-time buyers or investors
- Well Maintained



**OVERVIEW** This well-presented three-bedroom semi-detached house is offered for sale with the added benefit of no onward chain, making it an appealing choice for a wide range of buyers.

The property provides a practical and thoughtfully arranged layout, featuring a comfortable reception room and a fitted kitchen designed for everyday living. A standout feature is the addition of a useful utility room, offering extra space for laundry and storage, helping to keep the main living areas organised. The home also benefits from a convenient downstairs WC, alongside two bathrooms, adding to the overall functionality and ease of family living.

Upstairs, the three bedrooms offer well-proportioned accommodation suitable for families, first-time buyers, or those needing flexible space for home working.

Externally, the property boasts a generous, large garden, providing excellent outdoor space for entertaining, relaxing, or gardening. This substantial garden is a key feature of the home, offering plenty of potential for a variety of uses.

Overall, this property combines practical internal space-including a utility room and downstairs WC-with a large garden, creating a comfortable and versatile home.

**HALLWAY** 3' 5" x 5' 10" (1.05m x 1.78m) Accessed via a covered porch, the entrance hall provides a welcoming introduction to the home, with access to the living room and stairs leading to the first floor.

**Living Room** 11' 3" x 14' 6" (3.44m x 4.44m) A well-proportioned and comfortable reception room, offering ample space for seating and relaxation. A large front-facing window allows for plenty of natural light, creating a bright and inviting living space.



**UTILITY ROOM 7' 1" x 6' 11"** (2.16m x 2.11m) A particularly useful addition to the property, offering dedicated space for laundry appliances and extra storage. This room helps keep the kitchen clutter-free and provides access to the rear.

**KITCHEN 10' 2" x 10' 7"** (3.10m x 3.23m) A well maintained fitted kitchen featuring a range of wall and base units with complementary work surfaces. There is space for appliances and cooking facilities. The layout provides a practical and functional cooking environment.

**WC 2' 6" x 4' 5"** (0.78m x 1.37m) Conveniently located off the utility area, fitted with a low-level WC and wash hand basin, ideal for guests and everyday use.

**MASTER BEDROOM 10' 2" x 9' 10"** (3.10m x 3.00m) A generously sized main bedroom, offering a bright and airy feel throughout. The space provides a comfortable and versatile setting, ideal for a range of bedroom

layouts and furnishings.

**BEDROOM 11' 4" x 8' 1"** (3.47m x 2.47m) A good-sized second bedroom, ideal as a double or spacious single room, suitable for family members or guests.

**BEDROOM 8' 4" x 9' 6"** (2.56m x 2.92m) A versatile third bedroom that could be used as a child's room, home office, or study.

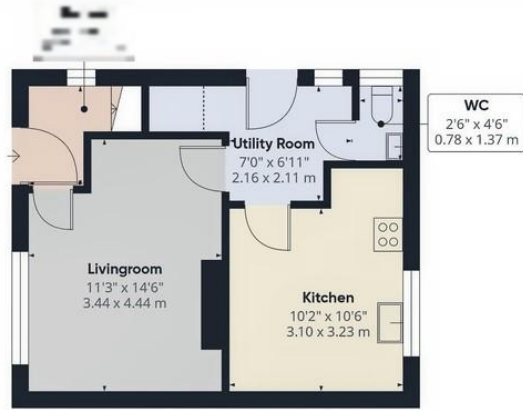
**BATHROOM 5' 5" x 7' 8"** (1.67m x 2.35m) Fitted with a bath, wash hand basin, and WC, providing all essential facilities in a practical layout.



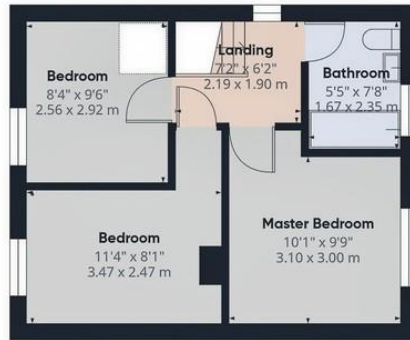


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Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
718 ft<sup>2</sup>  
66.8 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.