



Dairylands Road, Church Lawton, Stoke-On-Trent ST7 3EU

Offers in the region of £240,000



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Entrance Hall

Door to front elevation having glass side panel, stairs to first floor landing, radiator, doors to:-

Lounge / Dining Room

18'1 max x 13'8 max (5.51m max x 4.17m max)

Double glazed window to front elevation, double glazed window to rear elevation, feature fireplace having wooden surround, marble effect inlay and hearth with gas fire, coving to ceiling, two radiators.

Downstairs Bathroom

Double glazed window to front elevation, comprising low level WC, pedestal wash hand basin, panelled bath having electric shower over, part tiled walls, radiator.

Kitchen

10'2 x 8'9 (3.10m x 2.67m)

Door to side elevation, window to rear elevation, comprising a range of wall, base and drawer units having marble effect work surfaces over, incorporating stainless steel sink with single drainer and mixer tap, cooker point, recess for slimline dishwasher, under stairs storage cupboard, radiator.

Rear Lobby

Pedestrian door to attached garage, door leading to boiler room housing gas central heating boiler, opening to:-

Conservatory / Lean To

18'4 max x 13'7 max (5.59m max x 4.14m max)

Being of wood and glass construction having french doors to rear elevation, windows to both side and rear elevations.

First Floor Landing

Double glazed window to rear elevation, airing cupboard, loft access, radiator, doors to:-

Bedroom One

18'1 x 8'9 (5.51m x 2.67m)

Double glazed window to both front and rear elevations, radiator.

Bedroom Two

10'9 to wardrobe x 9' (3.28m to wardrobe x 2.74m)

Double glazed window to front elevation, built in wardrobe, radiator.

Bedroom Three

8'8 x 6'8 (2.64m x 2.03m)

Double glazed window to rear elevation, radiator.

Garage

17'6 x 8'6 (5.33m x 2.59m)

Having up and over door to front elevation, double glazed window to side elevation, pedestrian door leading to rear lobby, plumbing for washing machine and tumble dryer, power and lighting.

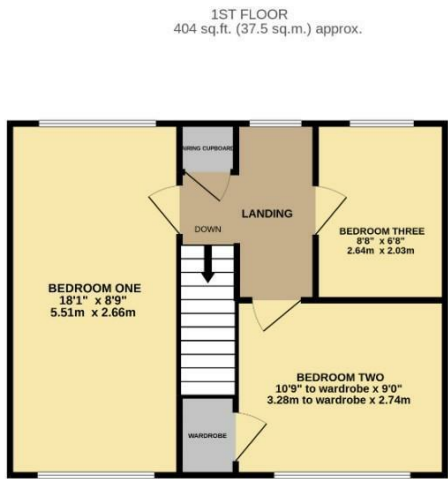
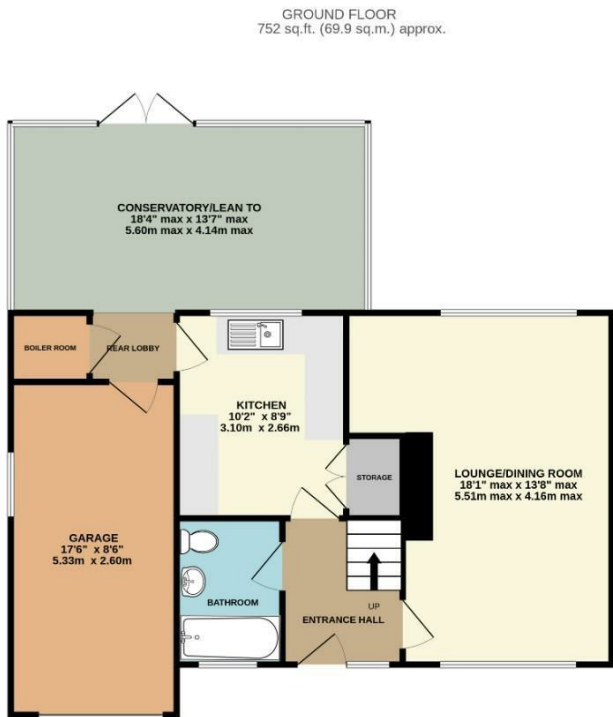
Outside / Externally

To the front the property sits behind a lower brick wall and hedgerow leading to a driveway providing ample off road parking with garden area being laid to lawn and pathway to the side of the property leading to the rear garden area.

To the rear of the property there is a good size private enclosed garden having paved patio area with garden area being laid to lawn having borders with an array of shrubs and trees, this all being enclosed by hedgerow and fencing.



Floor Plan



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

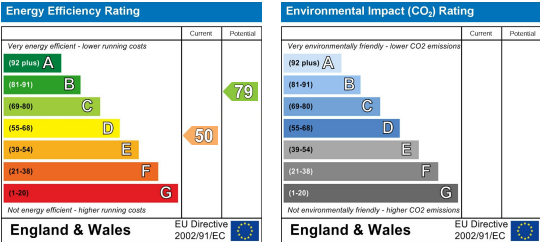
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Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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