

Is this the one?



£164,950

**Dakota Grove
Stoke-on-Trent
ST6 5XW**



- Three Bedroom
- Great Corner Plot Location
- Semi-Detached
- Downstairs W.C
- Kitchen/Diner
- Large Living Room

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It's all in the detail.

Heywoods are pleased to bring to the sales market this well presented three bedroom semi-detached family home perfectly situated on a large corner plot offering plenty of outside space and parking, peacefully tucked away in a modern development in Sandyford, with excellent local amenities close by and fantastic transport links to the A500 and M6.

The property briefly comprises;

ENTRANCE HALL Double glazed front door, wood effect laminate flooring.

LIVING ROOM 15' 7" x 14' 6" (4.77m x 4.44m) Double glazed window to the front, wood effect laminate flooring, radiator fitted to wall, stairs leading to the first floor.

KITCHEN/DINER 14' 7" x 8' 2" (4.45m x 2.51m) Double glazed window to the rear with French doors opening out into the garden, matching wall and base units with space for utilities, tiled flooring and splash back. Understairs storage and radiator fitted to wall.

DOWNSTAIRS W.C 6' 5" x 2' 9" (1.98m x 0.85m) Double glazed patterned window to the front, W.C, vanity wash hand basin, radiator fitted to wall and wood effect laminate flooring.

LANDING Carpet flooring and double glazed window to top of stairs.

BEDROOM ONE 13' 3" x 8' 5" (4.06m x 2.58m) Double glazed window to the front, carpet flooring and radiator fitted to wall.

BEDROOM TWO 10' 2" x 8' 5" (3.12m x 2.59m) Double glazed window to the rear, carpet flooring and radiator fitted to wall.

BEDROOM THREE 10' 0" x 5' 10" (3.06m x 1.79m) Double glazed window to the front, carpet flooring and radiator fitted to wall.

BATHROOM 6' 2" x 5' 6" (1.89m x 1.70m) Double glazed window to the rear, three piece white suite consisting of W.C, pedestal wash hand basin, bath with overhead shower and glass shower screen. Radiator fitted to wall.

EXTERIOR Benefits of being a corner plot this property offers ample parking for multiple vehicles to the front and side of the property. To the rear, paved patio area with minimal steps leading up to a large lawn area privately enclosed with fencing.



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picture
yourself
here?



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