

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



379 Dawlish Drive, Bentilee, Stoke-On-Trent, ST2 0RF

£130,000

- No Chain!
- Three Bedrooms
- Utility Area With Wc
- Combi Boiler
- Excellent Potential
- Good Sized Kitchen
- UPVC Double Glazing
- Off Road Parking

Located on Dawlish Drive, this three-bedroom semi-detached home offers excellent potential for buyers looking for a property they can modernise and personalise to their own taste.

The property is offered for sale with no onward chain, making it an appealing option for those looking for a straightforward purchase. While the home would benefit from updating throughout, it provides a practical layout and well-proportioned accommodation ideal for family living.

To the ground floor, there is a comfortable living room along with a good-sized kitchen and a useful utility area incorporating a WC, adding further practicality to the home. Upstairs, the property features three well-sized bedrooms and a family bathroom.

Externally, the property offers garden space and scope for further improvement, allowing buyers to unlock the home's full potential over time.

Situated within the established residential area of Bentilee, the property is conveniently located for local amenities, schools, and transport links

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs to the first floor.

LIVING ROOM

16'02 max x 10'04 (4.93m max x 3.15m)

UPVC double glazed window. Fitted carpet. Radiator.

KITCHEN

11'06 x 11'05 (3.51m x 3.48m)

Two UPVC double glazed windows. Vinyl flooring. Radiator. Range of wall cupboards and base units. Integrated oven and gas hob. Wall mounted combi boiler.

UTILITY

8'04 max 3'05 min x 7'10 max 4'09 min (2.54m max 1.04m min x 2.39m max 1.45m min)

UPVC double glazed rear door. Vinyl flooring. WC.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft. Store cupboard.

BEDROOM ONE

13'09 x 11'06 max 8'05 min (4.19m x 3.51m max 2.57m min)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

10'08 x 10'05 (3.25m x 3.18m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

10'05 max 6'02 min x 8'07 max 5'08 min (3.18m max 1.88m min x 2.62m max 1.73m min)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

7'09 x 5'07 (2.36m x 1.70m)

UPVC double glazed window. Vinyl flooring. Radiator. Bath, WC and wash basin. Part tiled walls.

OUTSIDE

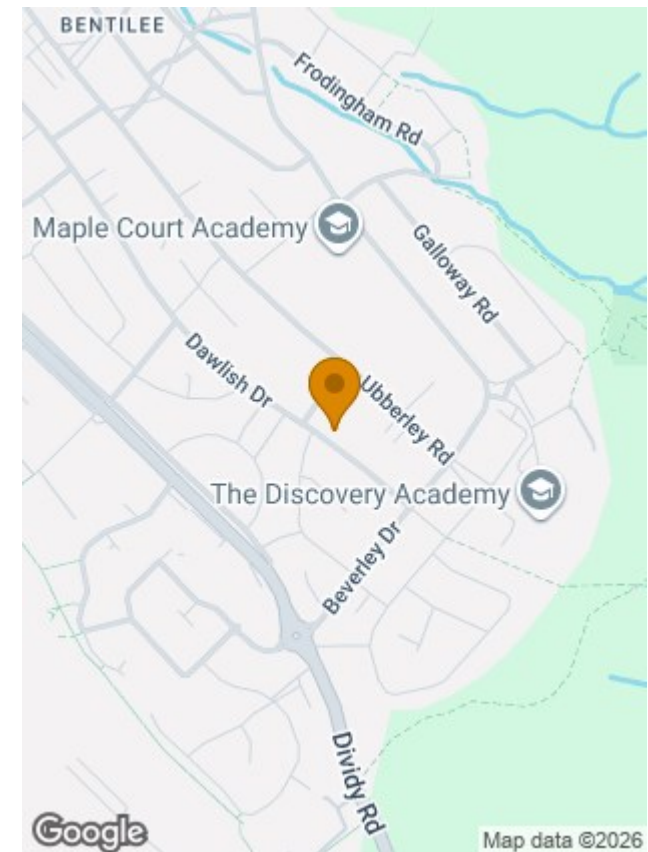
To the rear of the property there is a paved area, timber shed and lawn.

At the front there is a lawn and on street parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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