



10 Maylea Crescent, Stoke-On-Trent, ST6 2NF

Asking Price £175,000

- Semi detached property
- Contemporary breakfast kitchen with skylights & peninsula unit
- Private driveway for two vehicles
- immaculate throughout
- Situated at the head of a cul-de-sac
- Two bedrooms
- Timber garden bar with store
- Extended to the rear
- First floor bathroom & ground floor WC
- Large, fully enclosed rear garden

10 Maylea Crescent, Stoke-On-Trent ST6 2NF

Whittaker & Biggs are delighted to offer to the market this charming semi-detached house on Maylea Crescent in Sneyd Green. Built in 1930, the property has been thoughtfully extended to the rear, creating a contemporary breakfast kitchen that is bathed in natural light thanks to its stylish skylights and French doors. This inviting space is perfect for both casual dining and entertaining guests.

The home features two well-proportioned bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is conveniently located, ensuring comfort and privacy for all residents.

Outside, the property boasts a private driveway that accommodates two vehicles, making parking hassle-free. The large, fully enclosed rear garden is a standout feature, offering a safe and serene outdoor space for families and pets alike. Additionally, the garden includes a charming timber garden bar with a store, perfect



Council Tax Band: B



Ground Floor

Hallway

11'4" x 6'3" max measurement

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, stairs to the first floor, radiator, storage cupboard, inset ceiling spotlights.

Sitting Room

14'9" x 12'0"

UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, living flame gas fire, marble hearth and surround, wood mantle, radiator.

Breakfast Kitchen

13'0" x 12'4" max measurement

UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, two Velux skylights, units to the base and eye level, Lamona ceramic hob, Lamona electric fan assisted oven and separate grill, extractor hood, peninsula unit, stainless steel sink and a half, chrome mixer tap, anthracite vertical column radiator, space for a free standing American style fridge freezer, tiled floor, inset ceiling spotlights.

WC

4'11" x 2'11"

UPVC double glazed window to the side aspect, low level WC, wall mounted wash hand basin, chrome mixer tap, radiator, extractor fan.

First Floor

Landing

Loft hatch, inset ceiling spotlights.

Bedroom One

14'9" x 12'0"

UPVC double glazed window to the frontage, fitted wardrobes, radiator, inset ceiling spotlights.

Bedroom Two

8'11" x 8'5"

UPVC double glazed window to the rear, radiator, inset ceiling spotlights, over stairs storage cupboard.

Bathroom

7'3" x 3'9"

UPVC double glazed window to the rear, P-shaped bath, chrome mixer tap, electric Triton shower over, glass shower panel, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, airing cupboard housing a Main combi boiler, inset ceiling spotlights.

Loft

Part boarded

Externally

To the frontage, block paved driveway suitable for two vehicles, dwarf wall boundary.

To the rear, paved patio, area laid to lawn, gravelled area, timber store and bar, fence boundary, well stocked borders.

Store

9'1" x 6'4"

UPVC double glazed French doors to the rear, double doors to the frontage.

Store & Bar

12'0" x 4'7"

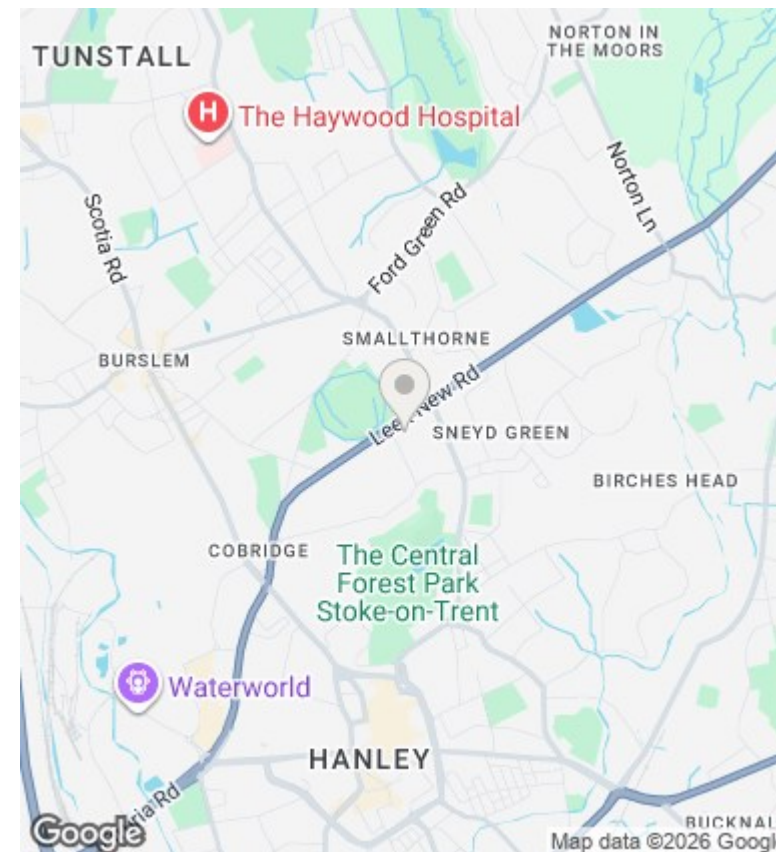
Timber construction, store with double doors, bar with lifting frontage.







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	