



## 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.

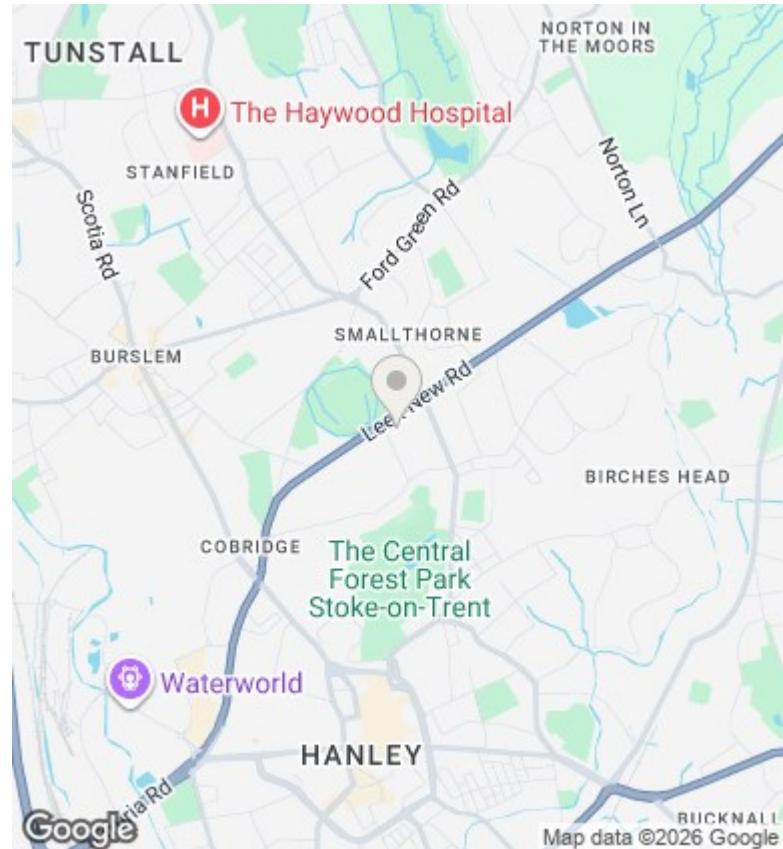
**Store & Bar**

12'0" x 4'7"

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







## Directions

## Viewings

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

## Council Tax Band

B

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