



**Drayton Green, Stoke-on-Trent, ST2 9NY**  
Asking Price Of £149,950





## Drayton Green, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

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- Three Bedrooms
- Conservatory
- Garage To Rear
- Double Glazing
- Gas Central Heating
- Lounge/Diner
- Chain Free
- Usable Loft Space

Cat Stevens once asked: "Where do the children play?"

....

Well, it's right here, right now!

Nestled in this popular residential area is a spacious and cosy family home. Adjacent to a secluded and sheltered 'green', this space provides an ideal playground for families seeking more than just a front and rear garden. The home also benefits a usable loft conversion, which lends itself to a useful playroom, garage, and sunny conservatory... If extra parking is what you need, then either side of the 'green' provides an additional number of spaces...





**ENTRANCE HALL** 11' 3" x 5' 10" (3.44m x 1.78m)  
Entered via part glazed door. Laminate flooring, wall mounted central heating radiator, storage cupboard and with stairs leading off.

**KITCHEN** 11' 3" x 8' 7" (3.44m x 2.64m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Stainless steel sink and drainer with mixer tap over. Wall mounted central heating radiator. UPVC double glazed window to front elevation. Tiled flooring and part tiled walls.

**LOUNGE/DINER** 15' 0" x 15' 0" (4.58m x 4.58m)  
Carpeted flooring, wall mounted central heating radiator, Adam style feature fireplace, built in storage cupboard and two UPVC sliding patio doors providing access to: -

**CONSERVATORY** 12' 11" x 7' 9" (3.96m x 2.38m)  
Dwarf wall and UPVC construction. Tiled flooring.

**STAIRS AND LANDING** Carpeted flooring. Airing cupboard housing central heating boiler. Access via loft ladder to: -

**LOFT** Carpeted flooring, wall mounted central heating radiator and Velux window.

**BEDROOM** 9' 5" x 5' 10" (2.88m x 1.79m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.


**BEDROOM** 12' 5" x 8' 10" (3.81m x 2.7m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

**BEDROOM** 9' 7" x 8' 10" (2.93m x 2.7m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to front elevation.

**BATHROOM** 5' 10" x 5' 4" (1.79m x 1.65m) White three-piece suite comprising low level WC, pedestal was hand basin and bath with shower over. Tiled flooring, part tiled walls, heated towel rail and UPVC frosted double glazed window to front elevation.

**OUTSIDE** To the front of the property there is a low maintenance garden with borders planted with mature shrubs and with gated access. To the rear of the property is an enclosed garden with well stocked borders and patio area with post and fence borders and a single garage.

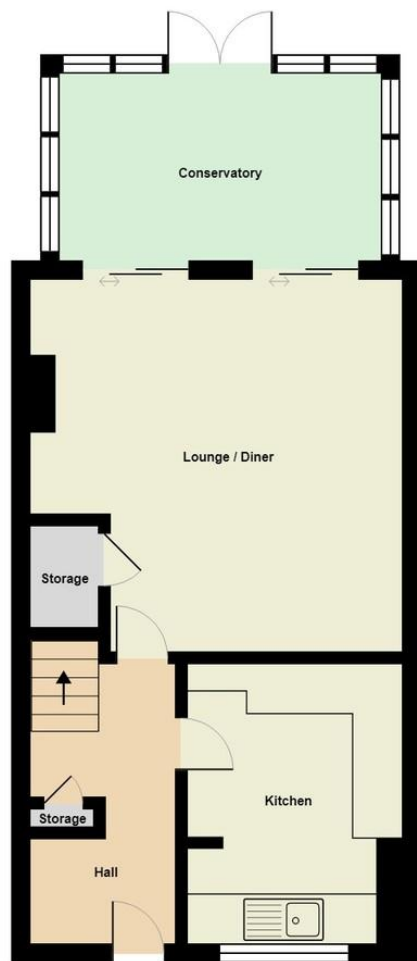


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

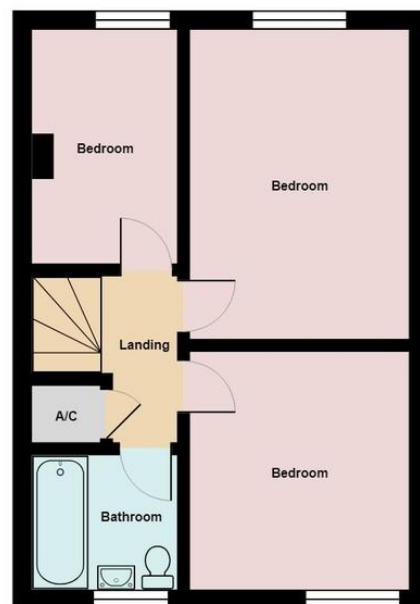








Ground Floor



First Floor

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