

£200,000

66 Souldern Way, Meir Hay, ST3 1TN



- **THREE BED SEMI-DETACHED**
- **MODERN KITCHEN**
- **CONSERVATORY**
- **GREAT VIEWS!**
- **ATTACHED GARAGE**
- **DRIVEWAY**
- **MODERN BATHROOM**
- **UTILITY SPACE**
- **VIEWING ESSENTIAL!**

A beautiful three-bedroom semi-detached property located in Meir Hay. Boasting a spacious lounge, a farmhouse style kitchen with a convenient utility space, and conservatory. Upstairs, you'll find three generous bedrooms and a modern family bathroom. Externally, the property benefits from a driveway providing off-road parking, along with a garage. To the rear, a private garden offers a peaceful retreat with views over Longton and St James' Church. Call now to arrange your viewing on 01782 595050.

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ENTRANCE HALL

A good space to take off coats and shoes as you enter the property through the uPVC door. A bright entrance with double glazed windows either side. Stairs leading to the first floor ahead.

LOUNGE

14'6" x 10'6" (4.42m x 3.20m)

A cosy lounge with bow fronted window, fitted carpet, central heating radiator. Feature fireplace with electric fire.

KITCHEN

16'5" x 8'7" (5.00m x 2.62m)

A beautifully presented farmhouse style kitchen with a range of wall and base units, gorgeous belfast sink, integrated oven/grill with four ring gas hob and extractor hood over. Plumbing for dishwasher. Serving hatch through to the conservatory. Open utility space with plumbing for washig machine and space for tumble dryer. Double glazed window. Vinyl flooring.

CONSERVATORY

11'5" x 10'8" (3.48m x 3.25m)

A large and bright space to relax overlooking the rear garden. Double doors leading out the garden. Laminate flooring.

STAIRS AND LANDING

Fitted carpet. Access to three bedrooms and bathroom. Loft hatch.

BEDROOM ONE

13'4" x 9'2" (4.06m x 2.79m)

A good sized bedroom with double glazed window, fitted carpet and central heating radiator.

BEDROOM TWO

10'0" x 9'5" (3.05m x 2.87m)

Another good size with fitted carpet, double glazed window with great views, central heating radiator.

BEDROOM THREE

9'6" x 7'2" (2.90m x 2.18m)

A single bedroom with double glazed window, central heating radiator, and cupboard housing combi boiler.

BATHROOM

6'1" x 5'9" (1.85m x 1.75m)

A modern bathroom with low level w/c, hand wash basin, panelled bath with shower over the bath and heated towel rail. Tiled flooring and walls. Double glazed window.

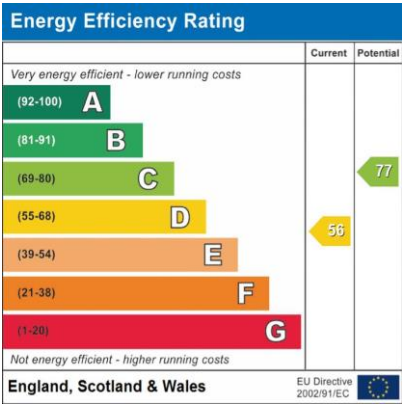
EXTERNALLY

Off road parking with driveway. To the rear, a great private low maintenance garden. Great views overlooking Longton and St James' church.

GARAGE

24'7" x 10'2" (7.49m x 3.10m)

A great useful space with power and lighting, doors opening to the rear garden too.

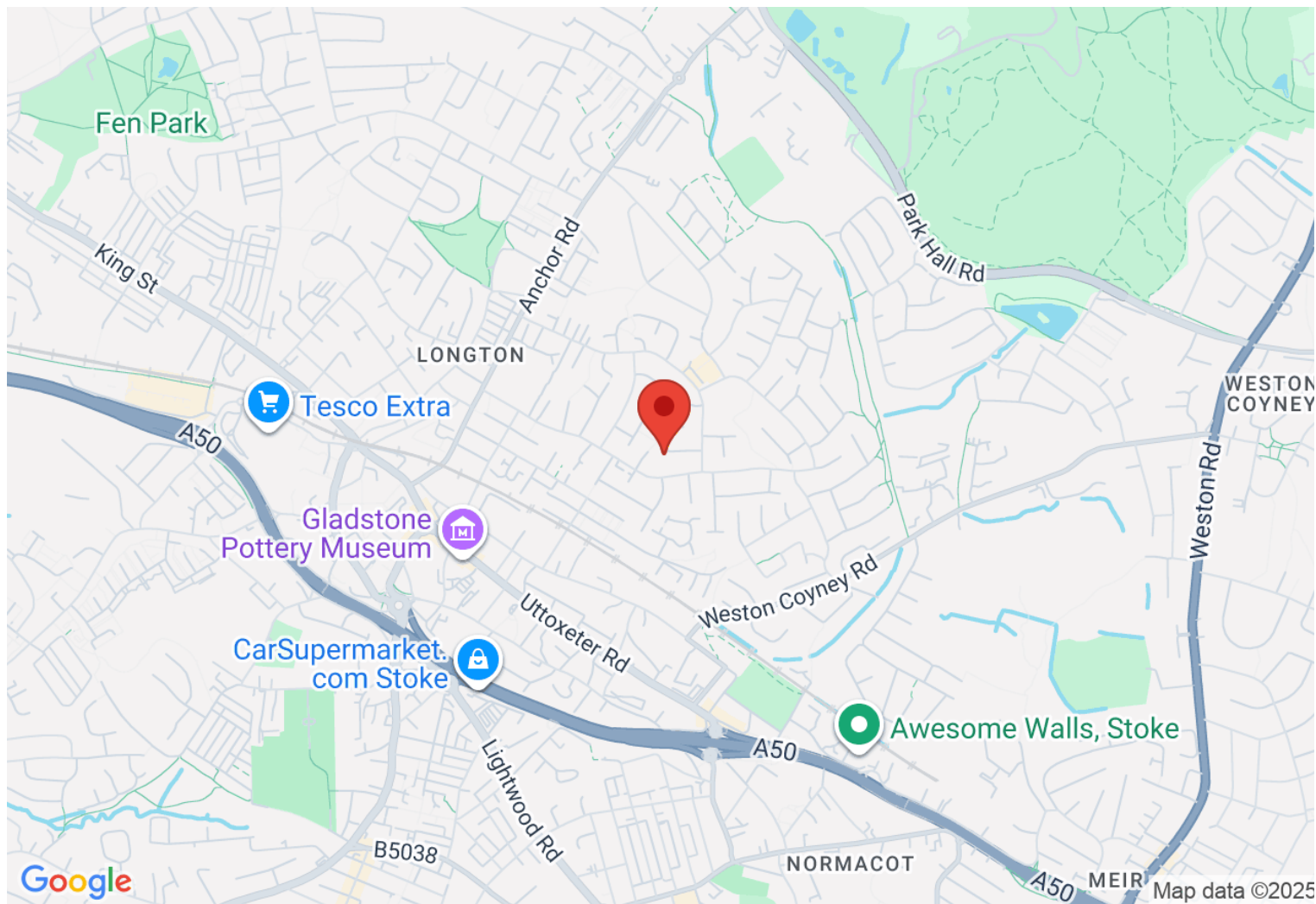








Location: 66 Souldern Way, Longton, ST3 1TN



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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