

£235,000

Platinum Property
Independent Estate Agents



2



1



2



C



Rookery Crescent, Cresswell, ST11 9RA

01782 392211
sales@platinumpropertymam.co.uk

Rookery Crescent, Cresswell, ST11 9RA

****EXTENDED ACCOMMODATION**IDEAL FOR FIRST TIME BUYERS**CUL-DE-SAC LOCATION**IMMACULATELY PRESENTED THROUGHOUT**** END TOWNHOUSE comprising of Welcoming ENTRANCE HALL, double doors to LOUNGE with feature fireplace, HUGE OPEN PLAN LIVING DINING KITCHEN with RECENT NEW Kitchen having a comprehensive range of fitted, SOFT CLOSE, wall, base & drawer units and deep pan drawers with WHITE QUARTZ work surfaces, space provision for a range style cooker, recessed storage cupboard, VELUX Windows & French doors to rear aspect giving access to the SOUTH FACING REAR GARDEN, open access to the UTILITY ROOM with French doors. First floor accommodation comprises of TWO DOUBLE BEDROOMS & RECENT NEW SHOWER ROOM with white suite including DOUBLE SHOWER cubicle, with mains fed shower, WC & sink inset into vanity unit providing plenty of storage, chrome ladder style heated towel rail. SECOND FLOOR accommodation comprises of a useful and versatile LOFT ROOM with power, lighting, Velux window & eaves storage. Externally to the front of the property is a tarmac DRIVEWAY providing parking for multiple vehicles. Full height pedestrian gate at the side of the property gives access to the FULLY ENCLOSED, PRIVATE & SOUTH FACING REAR GARDEN with slab paved patio areas, artificial lawn, established plants & shrubs. Situated in the popular location semi-rural location of Cresswell with local amenities, regarded schools & transports links close by.****COUNTRYSIDE VIEWS TO THE REAR**UPVC THROUGHOUT INCLUDING FASCIA & SOFFITS**COMBI BOILER*****

ENTRANCE HALL

11'4"(max) x 6'0"(max) (3.46m(max) x 1.85m(max))

LOUNGE

11'8"(max) x 11'4"(max) (3.58m(max) x 3.46m(max))

OPEN PLAN LIVING DINING KITCHEN

24'10"(max) x 18'2"(max) (7.57m(max) x 5.55m(max))

UTILITY ROOM

13'3"(max) x 5'6"(max) (4.04m(max) x 1.68m(max))

FIRST FLOOR ACCOMMODATION**STAIRS & LANDING**

14'6"(max) x 5'10"(max) (4.43m(max) x 1.79m(max))

BEDROOM ONE

11'11"(max) x 11'5"(max) (3.65m(max) x 3.49m(max))

BEDROOM TWO

11'11"(max) x 9'1"(max) (3.65m(max) x 2.79m(max))

SHOWER ROOM

9'1"(max) x 5'10"(max) (2.79m(max) x 1.79m(max))

SECOND FLOOR ACCOMMODATION**LOFT ROOM**

18'2"(max) x 9'4"(max) (5.55m(max) x 2.86m(max))

EXTERIOR

- IDEAL FOR FIRST TIME BUYERS
- IMMACULATELY PRESENTED THROUGHOUT
 - EXTENDED END TOWNHOUSE
- OPEN PLAN LIVING DINING KITCHEN
 - TWO DOUBLE BEDROOMS
 - RECENT NEW SHOWER ROOM
 - LOFT ROOM
 - SOUTH FACING REAR GARDEN
- COUNTRYSIDE VIEWS TO THE REAR
 - CUL-DE-SAC LOCATION



Platinum Property
Independent Estate Agents



Platinum Property
Independent Estate Agents



Platinum Property
Independent Estate Agents



Platinum Property
Independent Estate Agents



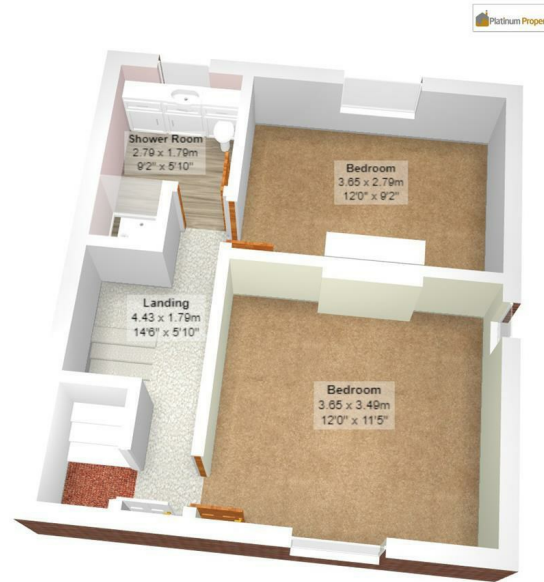
Platinum Property
Independent Estate Agents

Floor Plans



Ground Floor

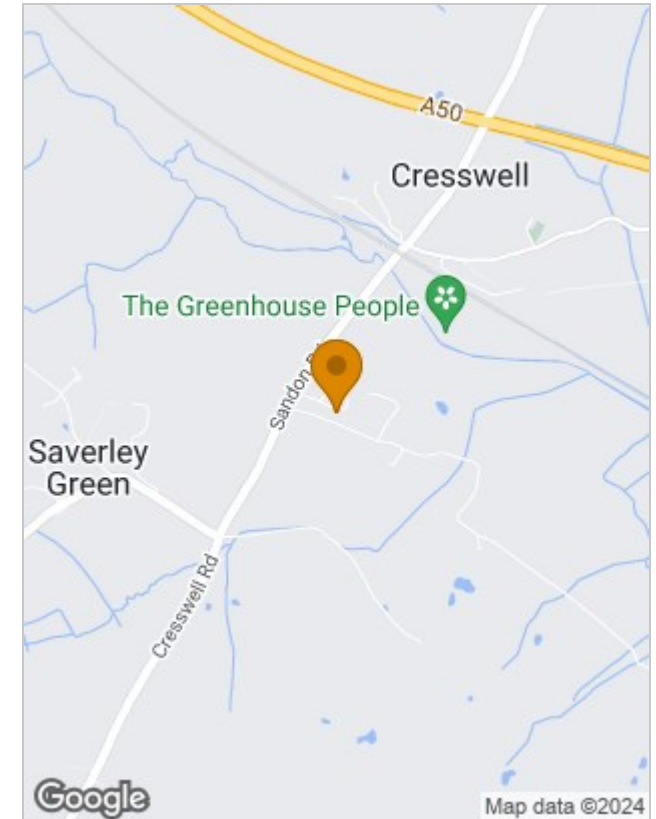
All measurements are approximate and for display purposes only



First Floor

All measurements are approximate and for display purposes only

Location Map



Viewing

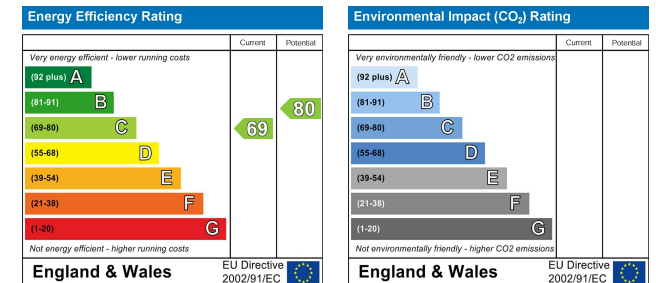
Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH

Tel: 01782 392211 Email: sales@platinumpropertymam.co.uk

Website: www.platinumpropertymam.co.uk

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



AGENTS NOTES

TENURE

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

FIXTURES & FITTINGS

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

SERVICES

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

OFFER / PURCHASING PROCEDURE

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

FINANCE

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

REFERRALS

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

SURVEYS

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

VIEWING

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

NOTE TO PURCHASERS

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The copyright of all details, photographs, virtual tours and floorplans remain the possession of Platinum Property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of any material taken from the website.