

## 31 Duddell Road

Smallthorne, Stoke-On-Trent, ST6 1LN

I like to move it, move it, I like to move it, move it, I like to move it, move it, ya like to move it!! You will be singing this merry tune as you move your things into this beautiful semi-detached property on Duddell Road. A fantastic home, comprising lounge, modern kitchen/diner, three good sized bedrooms, and bathroom. Externally the property benefits from ample off road parking and a large rear garden with fields behind. Located in the popular area of Smallthorne, close to local amenities and excellent commuter links. Sold with no upward chain! So there you have it, I will give you keys and you can carry on singing away, I like to move it, move it!!! Call to book a viewing today.

**£144,950**

# 31 Duddell Road

Smallthorne, Stoke-On-Trent, ST6 1LN



- WELL PRESENTED SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN WITH FIELDS TO THE REAR
- LOUNGE AND GOOD SIZED KITCHEN
- BATHROOM SUITE
- SOLD WITH NO UPWARD CHAIN
- UTILITY ROOM AND CLOAKROOM
- AMPLE OFF ROAD PARKING TO THE FRONT
- POPULAR LOCATION CLOSE TO SCHOOLING AND AMENITIES

## GROUND FLOOR

### Entrance Hall

5'8" x 2'10" (1.75 x 0.88)

A UPVC door to the front aspect. Radiator and stairs to the first floor.

### Lounge

19'7" x 10'5" (5.99 x 3.19)

UPVC windows to the front and rear aspect. Gas fireplace and two radiators.

### Kitchen

11'7" x 11'5" (3.55 x 3.48)

UPVC windows to the rear and side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob. Radiator and doors to under stair storage cupboard.

### Utility Room

8'3" x 7'8" (2.54 x 2.34)

UPVC window to the front aspect and door to the side aspect. Work surface area and plumbing for a washing machine and space for fridge/freezer.

### Cloakroom

4'0" x 2'10" (1.22 x 0.88)

UPVC window to the side aspect. Fitted with a low level W/C. Radiator.

## FIRST FLOOR

### Landing

7'2" x 5'7" (2.19 x 1.71)

Stairs from the first floor. Loft hatch access. Door to storage cupboard housing combi boiler.

### Bedroom One

10'5" x 10'5" (3.20 x 3.19)

A UPVC window to the front aspect. Radiator.

### Bedroom Two

13'6" x 11'5" (4.13 x 3.50)

A UPVC window to the front aspect. Radiator.

### Bedroom Three

10'4" x 8'8" (3.17 x 2.66)

A UPVC window to the rear aspect. Radiator.

### Bathroom

8'1" x 5'6" (2.48 x 1.68)

A UPVC window to the side aspect. Fitted with a suite comprising bath with mixer tap and shower above. Wash hand basin and low level W/C. Partly tiled walls. Radiator.

## EXTERIOR

To the front of the property there is a tarmacadam drive way to the front and side. Double gates lead to the enclosed rear garden with mature hedge borders and gate leading to fields.

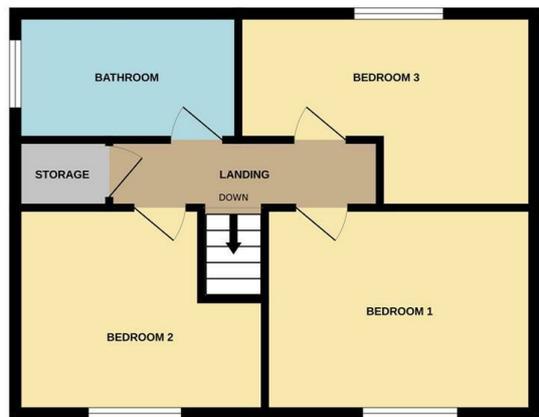


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	