

23 Mercia Crescent

Cobridge, Stoke-On-Trent, ST6 3JB

Let us take the stress out of finding your next home, stop your property search, I have the perfect property for you. A spacious semi detached property on Mercia Crescent. This property boasts a large lounge, fitted kitchen, utility, three bedrooms and a bathroom. Externally, there is an enclosed rear garden. So don't worry about a thing, because here at Dunn and Rate we have everything sorted for you. Call today to book a viewing.

Offers in excess of £147,000

23 Mercia Crescent

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- SPACIOUS SEMI DETACHED PROPERTY
- UTILITY ROOM WITH SHOWER AND WC
- ENCLOSED REAR GARDEN
- LARGE LOUNGE DINER
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING
- FITTED KITCHEN
- LARGE ATTIC ROOM

AGENTS NOTES

Please be advised this property is of non standard construction and a specialist mortgage lender, along with independent legal advice should be consulted.

GROUND FLOOR

Entrance Hall

12'9" x 6'7" (3.9 x 2.03m)

The property has a UPVC entrance door to the front aspect. Stairs leading to the first floor. Ceiling spotlights and radiator.

Lounge / Diner

22'9" x 11'7" (6.94 x 3.55)

UPVC windows to the front and rear aspect. Radiator and TV point.

Kitchen

9'8" x 8'11" (2.97 x 2.73)

UPVC window to the rear aspect. Door to the side leading to the utility room. Fitted with base storage units. Stainless steel sink with side drainer. Tiled walls. Gas hob with cooker hood above. Plumbing and space for a dishwasher. Space for fridge freezer. Open pantry space. Radiator.

Utility Room

15'4" x 5'9" (4.69 x 1.77)

Doors leading to a shower room and separate WC. UPVC window to the rear aspect. UPVC door leading to the garden and a UPVC door leading to driveway. Panelled walls. Radiator to the side. Plumbing and space for washing machine.

Shower Room

3'3" x 2'9" (1 x 0.85)

Panelled walls.

WC

4'2" x 2'8" (1.28 x 0.83)

UPVC window to the front aspect.

FIRST FLOOR

First Floor Landing

7'4" x 6'7" (2.26 x 2.02)

UPVC window to the side aspect. A/Cupboard, boiler located inside. Loft access.

Bedroom One

12'11" x 10'4" (3.94 x 3.17)

UPVC window to the front aspect. Radiator.

Bedroom Two

11'6" x 10'9" (3.53 x 3.28)

UPVC window to the front aspect. Radiator. Built in storage / closet.

Bedroom Three

8'9" x 5'11" (2.68 x 1.82)

UPVC window to the front aspect. Radiator. Closet space with stairs leading to loft - 1.19 x 0.84.

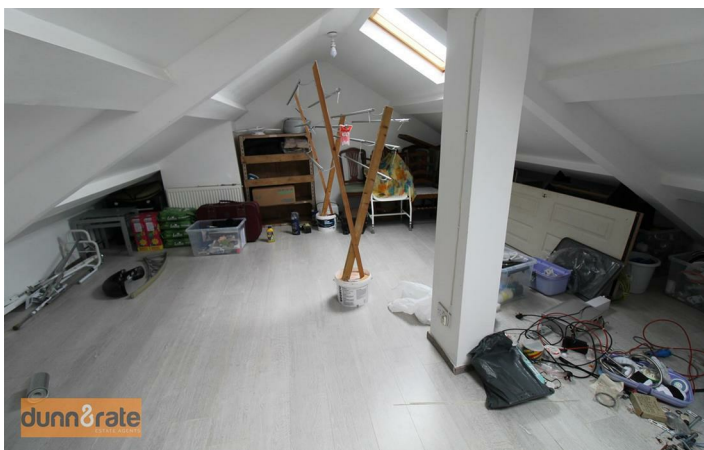
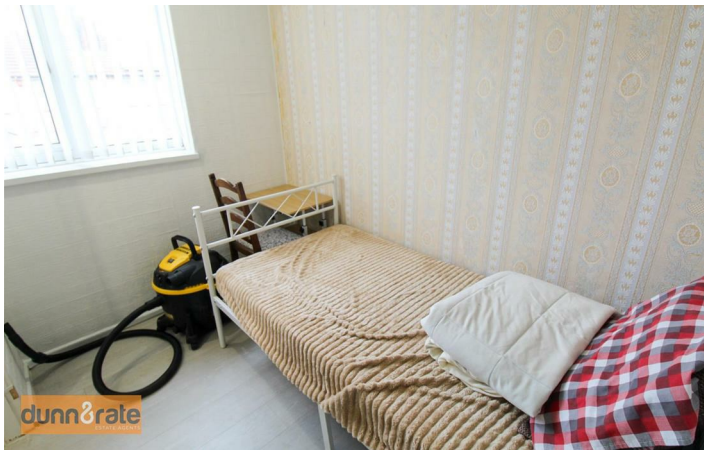
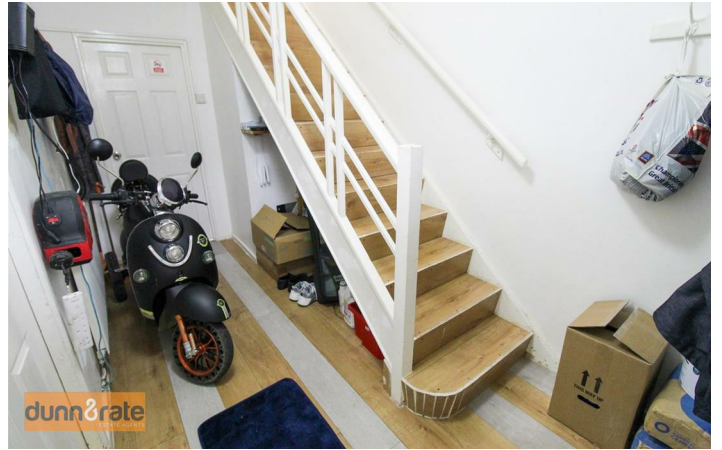
Bathroom

6'11" x 5'4" (2.13 x 1.65)

UPVC window to the rear aspect. Mixed bath / shower, with a lower level WC and wash hand basin. Fully tiled walls. Extractor fan. Radiator.

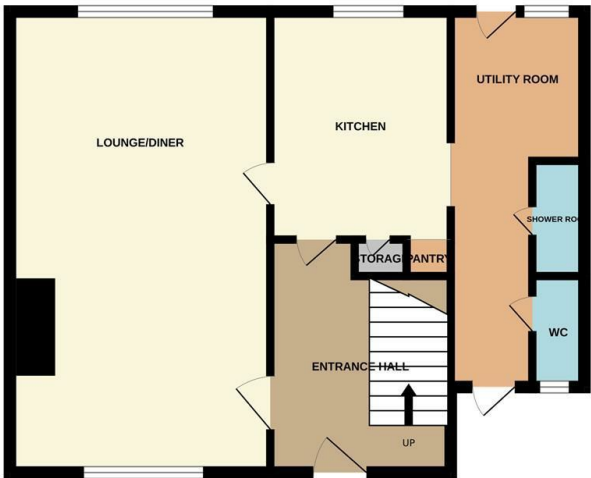
EXTERIOR

To the front of the property there is a spacious gravelled drive. Enclosed rear garden.

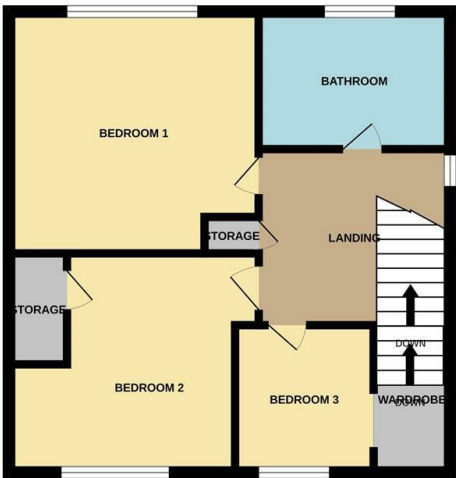


Floor Plan

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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