



## 110 Southborough Crescent

Stoke-On-Trent, ST6 7LX

Price £180,000



Here at Carters, we are excited to welcome to the market this immaculately presented, three bedroom semi-detached family home.

This fantastic property offers an ideal purchase for first-time buyers and young families alike, with spacious and contemporary accommodation across two storeys.

The property boasts flexible living, with the ground floor enjoying two reception rooms, a modern kitchen/diner, a family bathroom. Head up the stairs to the first floor where there are three bedrooms, two of which are good-sized doubles, with the main benefiting from built-in wardrobes. Step outside, the exterior is just as impressive. To the front, there is a small front garden and a driveway that provides off-road parking and rear access. The rear garden has been landscaped and is a low maintenance and private space which enjoys an astroturfed lawn and a decked patio area to sit out and relax. What once was the detached garage is now utilised as teenagers haven, it has been refurbished to now include power, lighting, WiFi and a composite entrance door and double glazed windows.

Situated within the Village of Bradeley, there are many fantastic amenities and schools just around the corner. It is positioned perfectly and within walking distance of the local shops, eateries, doctors and supermarkets. If you take a short drive out, there are also picturesque walks to be enjoyed, with the likes of Biddulph Grange Country Park, Chatterley Whitfield Heritage Park and Knypersley Reservoir all of which are situated within the surrounding towns.

We have no doubt that this home provides the perfect home and we highly recommend an early viewing to avoid any disappointment. Please call our friendly team on 01782 470391 to arrange a viewing.

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## Entrance Hall

UPVC entrance door to the front elevation.  
Radiator. Stairs to the first floor.

## Lounge

12'6" x 11'3" (3.81m x 3.43m)  
UPVC double glazed window to the front elevation.  
Laminate flooring. Television point. Radiator.

## Dining Room

9'6" x 7'10" (2.9m x 2.41m)  
Laminate flooring. Radiator. Coving to the ceiling.

## Kitchen

13'9" x 9'11" (4.19m x 3.02m)  
UPVC double glazed window to the rear elevation.  
UPVC double glazed entrance door to the side elevation.  
Modern fitted drawers, wall and base units. Work surface incorporating inset a one and a half stainless steel sink, with a single drainer and mixer tap. Built in microwave, electric oven, 5 ring gas hob and an oversized extractor hood. Built in wine cooler. Built in fridge/freezer. Integrated washing machine. Breakfast island. Laminate flooring. Partly tiled walls. Radiator.

## Bathroom

7'9" x 5'7" (2.36m x 1.70m)  
UPVC double glazed window to the side elevation.  
Fitted suite comprising of a P shaped panelled bath with a wall mounted electric shower. Pedestal wash hand basin. Low level W/C. Tiled floor. Tiled walls. Chrome heated ladder towel rail.

## First Floor Landing

UPVC double glazed window to the side elevation.  
Loft access.

## Bedroom One

12'7" x 11'8" (3.84m x 3.56m)  
UPVC double glazed window to the front elevation.  
Built in wardrobes. Radiator.

## Bedroom Two

10'4" x 8'10" (3.15m x 2.69m)  
UPVC double glazed window to the rear elevation.  
Radiator.

## Bedroom Three

7'4" x 6'6" (2.24m x 1.98m)  
UPVC double glazed window to the rear elevation.  
Radiator.

## Exterior

The exterior is low maintenance and private, to the front there is paved driveway leading to the side and a small gravel garden. To the rear there is a decked patio area leading to an artificial garden, providing a relaxing space to unwind and enjoy, on those summer evenings with family and friends.

## Multi Functional Room

18'0" x 8'9" (5.49m x 2.67m)  
UPVC double glazed Composite entrance door to the front elevation. Two UPVC double glazed window to the side elevation.  
Inset ceiling spotlights.

## Additional Information

We are led to believe the property is freehold and Council tax band B.

## Services

The main services of gas, electric, water and drainage are all connected to the mains.  
Please note: services and appliances have not been tested by the agent.

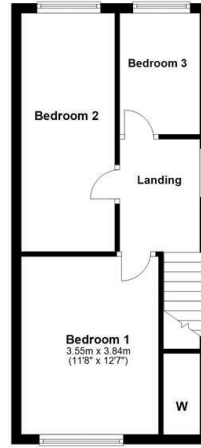
Tel: 01782 470391



Ground Floor



First Floor



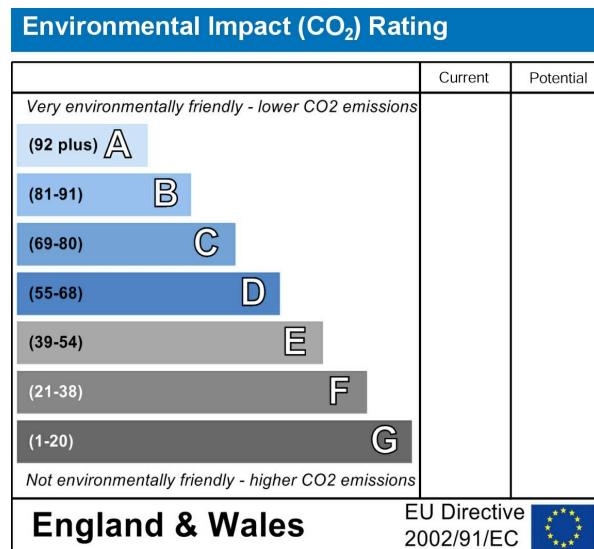
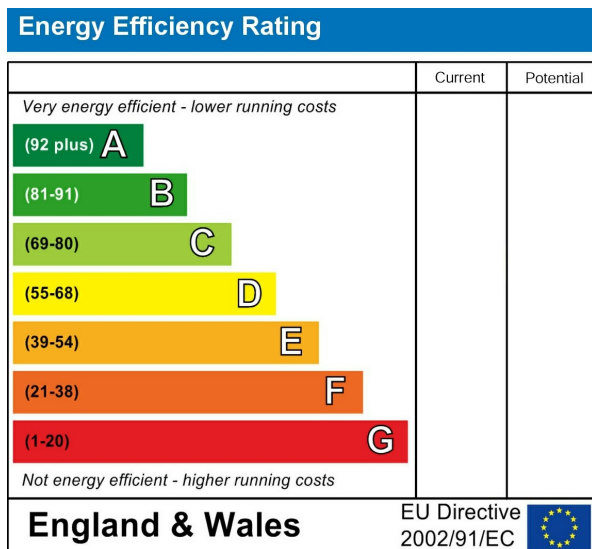
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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