



## 13 Belgrave Crescent

Dresden, Stoke-On-Trent, ST3 4NN

Offers in the region of £179,950





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## Hallway

3'2" x 2'11" (0.97 x 0.90)

Door to front elevation, window to side elevation, half panelled walls, centre light point, radiator.

## Lounge

14'0" x 9'7" (4.28 x 2.94)

Bay window to front elevation, ornate gas fire, down lighters, radiator.

## Kitchen

12'2" x 13'8" (3.72 x 4.18)

Door to side elevation, Velux style roof light, range of modern base and eye level units, with integral extractor, hob and oven, stainless steel sink units and drainer with mixer tap, understairs store. down lighters and radiator.

## Orangery

8'10" x 13'5" (2.70 x 4.10)

Patio windows and windows to rear and side elevation. wooden style flooring, centre light point, under floor heating.

## Landing

2'9" x 3'4" (0.84 x 1.02)

Window to side elevation, loft access, centre light point,

## Master Bedroom

12'1" x 9'4" (3.70 x 2.86)

Bay window to front elevation, built in wardrobe's, shower cubicle with power shower, centre light point, radiator.

## Bedroom Two

9'0" x 7'11" (2.75 x 2.42)

Window to rear elevation, centre light point, radiator

## Family Bathroom

6'1" x 6'3" (1.86 x 1.92)

Window to rear elevation, half tiled walls, panelled bath, wall mounted wash hand basin, low level w.c, heated towel rail, centre light point.

## Exterior

### Front garden

Graveled driveway providing parking for numerous cars

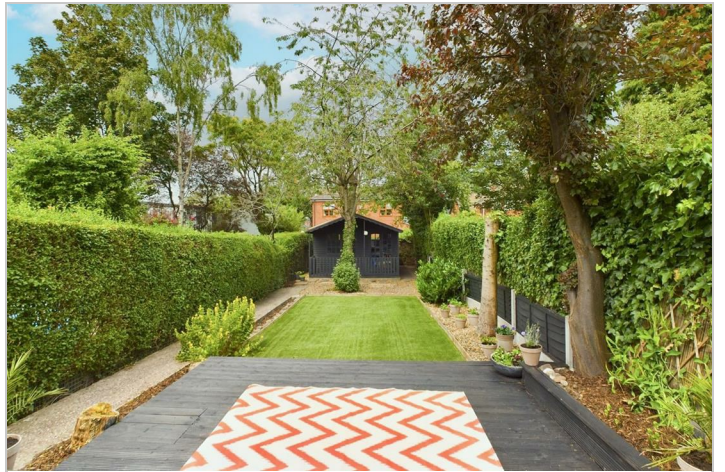
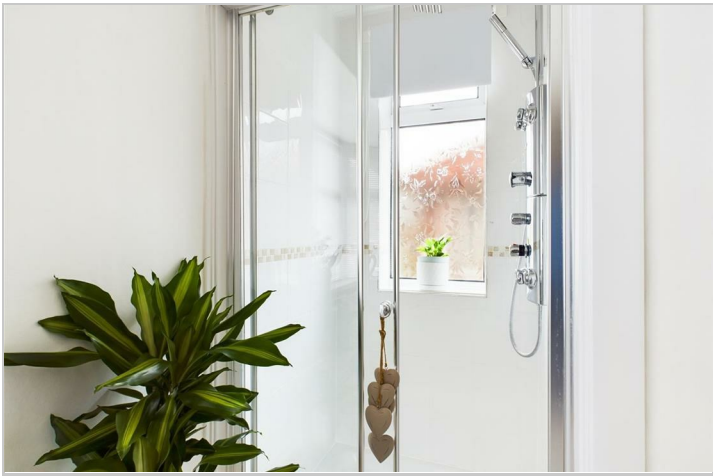
### Rear Garden

Large rear garden with raised deck area leading to artificial lawn with graveled borders and paved footpath, leading to summer house

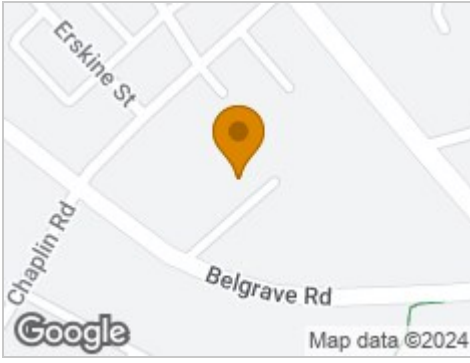
### Summer House

16'11" x 13'0" (5.18 x 3.98)

Large Summer House with power and lighting, ideal for office/gym/storage



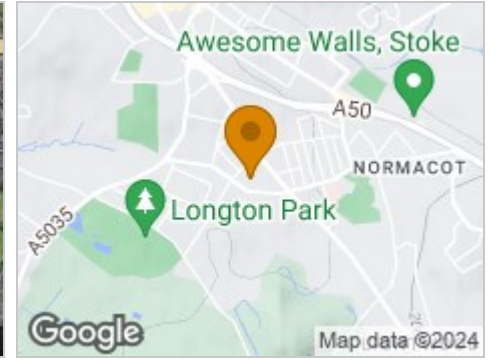
## Road Map



## Hybrid Map



## Terrain Map



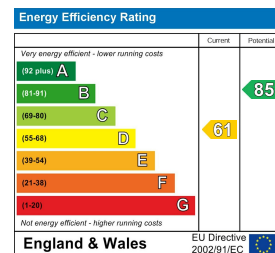
## Floor Plan



## Viewing

Please contact our Briarswood Office on 01782 479791 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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