

**Camp Road Smallthorne Stoke-On-Trent ST6 1LF**



**Offers In Excess Of £135,000**

## Camp Road, Smallthorne, Stoke-On-Trent, ST6 1LF

A good sized THREE BEDROOM property we have for you here -  
In SMALLTHORNE with amenities so very near -  
A blank canvas so you can make the property your own -  
Somewhere beautiful to call your new home -  
Entrance porch, lounge/diner and kitchen on the ground floor -  
Plus a first floor shower room, need I say more? -  
If this sounds like the ideal property for you -  
Then pick up the phone and arrange to view!

If you are looking to step onto the property ladder or family looking for more space this good sized home is sure to capture your heart. As you step into the entrance porch, you are greeted by a warm and inviting atmosphere that flows seamlessly into the lounge/diner, offering the perfect space for relaxation and entertaining guests. The kitchen is a culinary delight, providing ample room for creating delicious meals and memories. This lovely home boasts three bedrooms, each offering a cozy retreat at the end of a long day. The shower room provides convenience and modern comfort for you and your family. Outside, the property features gardens where you can enjoy the fresh air and perhaps cultivate your green thumb. With a driveway and garage, parking will never be an issue, providing added convenience for your daily life. The best part? This property comes with no upward chain, making the process of making it your own even smoother. Don't miss out on the opportunity to own this wonderful home in a fantastic location. Contact us today to arrange a viewing and start envisioning your future in this lovely abode on Camp Road.

### Entrance Porch

5'7" x 4'7" (1.72 x 1.42)

Upvc door to the side aspect. Double glazed window.

### Lounge/Diner

22'10" x 14'4" max (6.96 x 4.37 max)

Two double glazed windows. Feature fireplace which extends to the TV display area. Two radiators. Stairs off to the first floor.



### Kitchen

11'1" x 7'9" (3.39 x 2.37)

Fitted kitchen with a range of wall mounted units, worktops incorporating cupboards below. Stainless steel sink with single drainer. Cooker point. Double glazed window. Upvc door to the rear aspect.

### First Floor

### Landing

Airing cupboard. Loft access.

### Bedroom One

15'1" x 8'3" plus recess (4.61 x 2.53 plus recess)

Double glazed window. Radiator.



### Bedroom Two

11'2" x 10'11" plus recess (3.42 x 3.34 plus recess)

Double glazed window. Radiator.



### Bedroom Three

11'6" narrowing to 7'8" x 11'2" max (3.52 narrowing to 2.34 x 3.42 max)

Double glazed window. Radiator.

## Shower Room

7'10" x 7'4" (2.41 x 2.24)

Suite comprises, shower cubicle with Triton shower, pedestal wash hand basin and low level WC. Tiled walls.

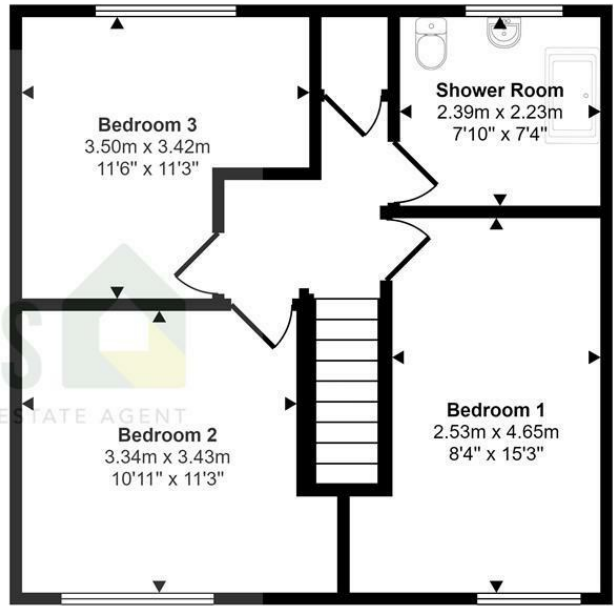
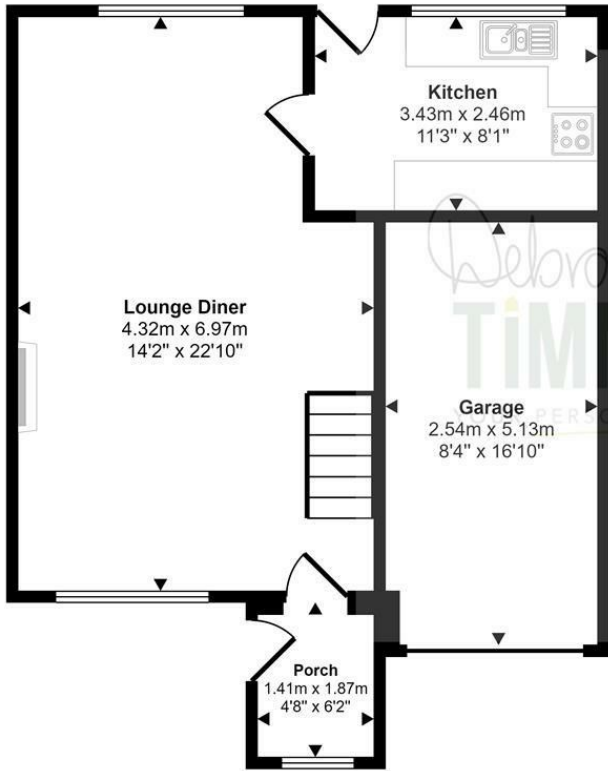


## Externally

Low maintenance frontage. Driveway with access to the integral garage. Side access to the enclosed rear garden. To the rear there is a patio seating area and lawn garden.

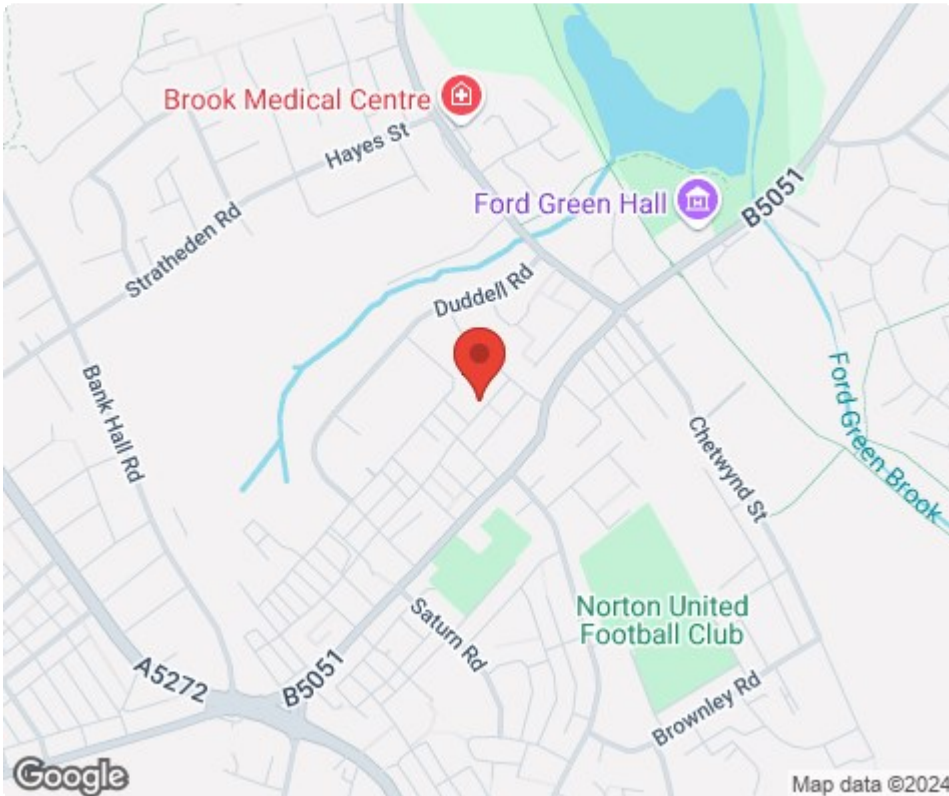


Approx Gross Internal Area  
103 sq m / 1113 sq ft



**Ground Floor**  
Approx 54 sq m / 581 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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