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the best move you'll make

Estate Agents

Letting and Management Specialists



31 Belgrave Crescent, Dresden, Stoke-On-Trent, ST3 4NN

Asking Price

£140,000

- A Traditional Semi-Detached House
 - Two Bedrooms
 - Kitchen With Dining Area
 - Downstairs Cloakroom With W/C
- Ready To Move Into And No Chain
 - First Floor Bathroom
 - Well Proportioned Lounge
 - Conservatory

A traditional property at the head of a cul-de-sac!

Ready to move into and being sold with no onward chain is this traditional looking semi-detached house in a convenient location just outside of Longton.

Features include a well proportioned lounge, a kitchen with dining area and in addition to a conservatory there is also a useful downstairs cloakroom with W/C. On the first floor you will find two bedrooms and a bathroom.

The house has a combi boiler for gas central heating and UPVC double glazing throughout and as well as an enclosed rear garden with potential there is also a paved driveway/off road parking area to the front.

For more information please call or email us.



ENTRANCE HALL

UPVC double glazed front door and window. Double radiator. Stairs leading to the first floor. Door leading into the...

LOUNGE

13'11 in to bay x 10'11 front (4.24m in to bay x 3.33m front)
Fitted carpet. Double radiator. UPVC double glazed bay window with fitted vertical blinds. Brick feature fireplace with tiled hearth. Living flame effect electric fire.

KITCHEN WITH DINING AREA

14'4 x 9'2 rear/ side (4.37m x 2.79m rear/ side)
Tiled floor. Double radiator. A range of wall cupboards, base units and worktops. UPVC double glazed window and external door. Part tiled walls. Walk in pantry with UPVC double glazed window. Aluminium double glazed doors leading into the...

CONSERVATORY

8'7 x 6'8 rear (2.62m x 2.03m rear)
Tiled floor. UPVC double glazed windows and external door.

CLOAKROOM/ WC

3'11 x 3'8 (1.19m x 1.12m)
Tiled floor. White low level WC and wash basin. UPVC double glazed window.

FIRST FLOOR

LANDING

UPVC double glazed window. Access to the loft.

BEDROOM ONE

12'4 into bay x 11'2 front (3.76m into bay x 3.40m front)
UPVC double glazed bay window. Double radiator. Walk in store room with UPVC double glazed window and Baxi gas combi boiler

BEDROOM TWO

9'1 x 7'11 rear (2.77m x 2.41m rear)
UPVC double glazed window. Radiator

BATHROOM

6'2 x 6'1 (1.88m x 1.85m)
White suite. Double radiator. Tiled walls. UPVC double glazed window with fitted vertical blinds.

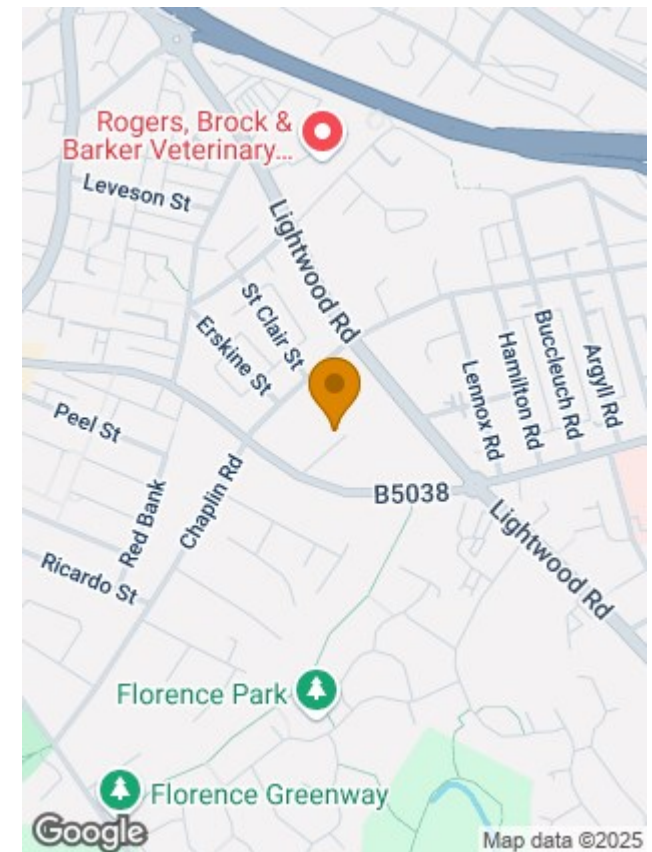
OUTSIDE

There is a paved driveway at the front of the property and an enclosed rear garden complete with a shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



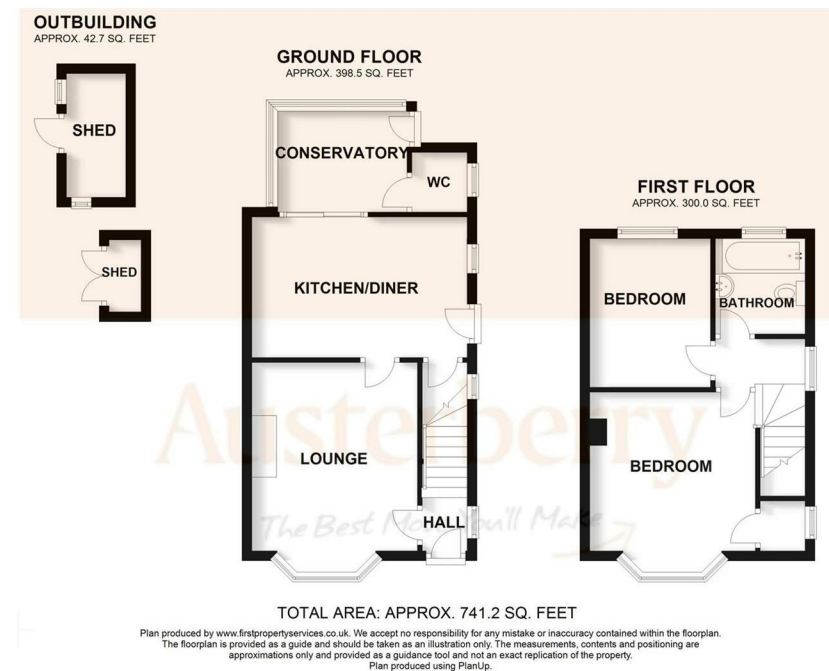
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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