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the best move you'll make

Estate Agents

Letting and Management Specialists



11 Stapleton Crescent, Dresden, Stoke-On-Trent, ST3 4BQ

£220,000

- Three Bedrooms
- Space, Comfort & Convenience
- Well Maintained Gardens
- Garage
- Extended On The Ground Floor
- Living Room & Dining Room
- Lean To
- Convenient Location

Nestled in the heart of a popular residential area, this beautifully presented three-bedroom semi-detached home on Stapleton Crescent offers the perfect blend of space, comfort, and convenience making it deal for families and first-time buyers.

Thoughtfully extended on the ground floor, the property boasts generous living space, perfect for modern-day living and entertaining. The additional room offers flexibility, therefore it could be operated as a dining area, second lounge, or home office.

Step outside to discover a delightful, well-maintained garden which is a true highlight of the home. Whether you're relaxing in the sun, hosting summer barbecues, or enjoying time with family, this outdoor space is a peaceful escape from the everyday life.

Located in Blurton, the property is within easy reach of local schools, amenities, and excellent transport links.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Timber front door. Laminate flooring. Radiator. Store cupboard.

LIVING ROOM

23'0 max x 12'00 max, 9'4 min (7.01m max x 3.66m max, 2.84m min)
Timber single glazed window. Laminate flooring. Two radiators. Electric fire. Open archway into the...

DINING ROOM

8'10 x 8'3 (2.69m x 2.51m)
Fitted carpet. Radiator. Two UPVC double glazed windows. UPVC double glazed rear door.

KITCHEN

11'5 max x 8'10 (3.48m max x 2.69m)
Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards and base units and a wall mounted extractor fan. Glow Worm gas boiler. Two storage cupboards.

LEAN TO

Accessed via UPVC double glazed rear door. Useful storage area.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Store cupboard containing the hot water cylinder.

BEDROOM ONE

12'6 max, 10'6 min x 12'0 (3.81m max, 3.20m min x 3.66m)
Fitted carpet. Radiator. UPVC double glazed window. Access to the loft.

BEDROOM TWO

11'3 x 10'9 (3.43m x 3.28m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM THREE

7'5 x 7'2 (2.26m x 2.18m)
Fitted carpet. Radiator. Store cupboard.

BATHROOM

5'4 x 4'11 (1.63m x 1.50m)
Vinyl flooring. Radiator. UPVC double glazed window. Bath and wash basin. Tiled walls.

SEPARATE WC

5'6 x 2'9 (1.68m x 0.84m)
Laminate flooring. UPVC double glazed window. Wc.


OUTSIDE

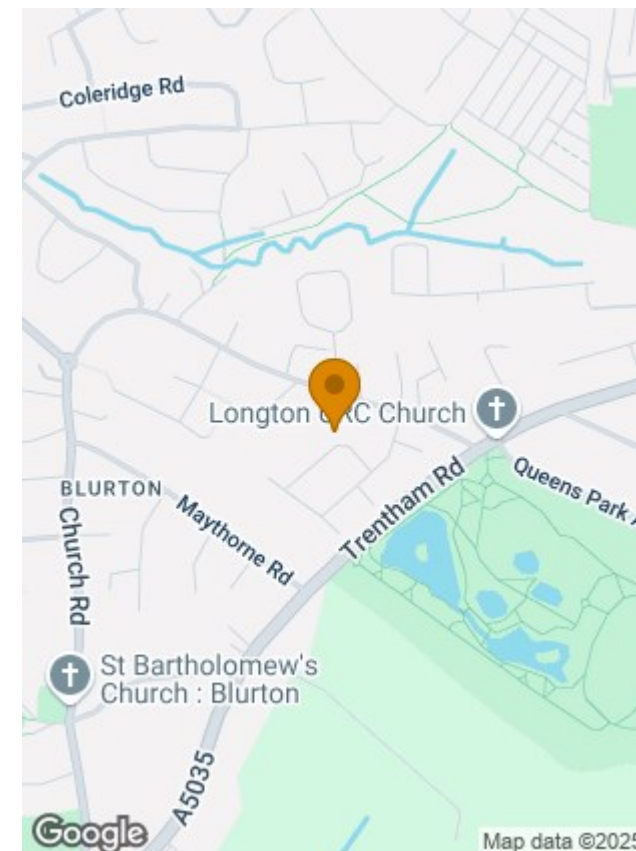
There is a lawned garden to the front of the property with shrubs and bushes and a lengthy driveway which provides ample off road parking.
There is a decking area to the rear garden with a sizeable lawn and established trees and bushes which provide privacy.

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	83
(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

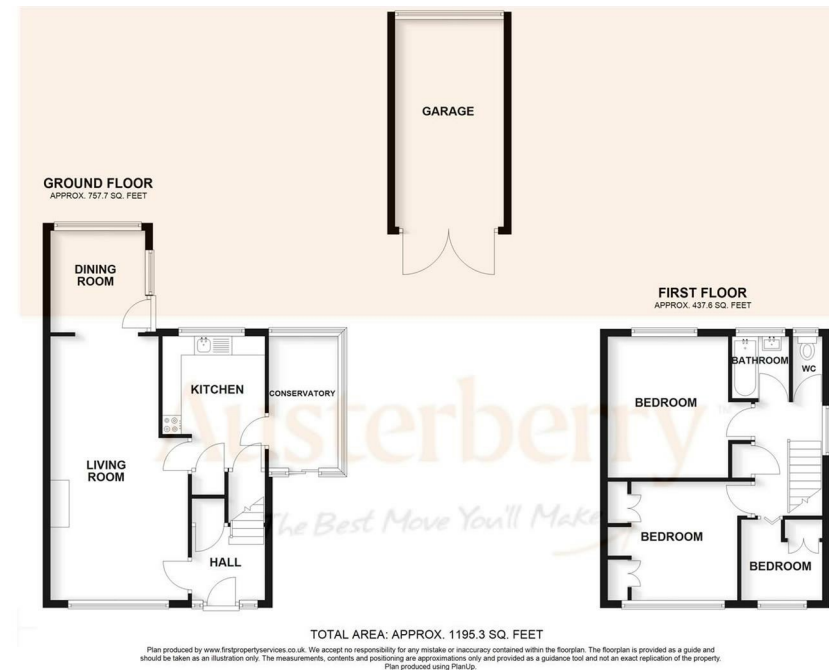
Tenure - Freehold

Council Tax Band - B



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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