

**Defoe Drive Parkhall Stoke-On-Trent ST3 5RS**



**Offers In The Region Of £195,000**

The property of your dreams could be closer than you think  
But be quick because it's sure to go in a blink  
A THREE BEDROOM SEMI that's spacious all through  
Perfect if you're a first time buyer or a family wanting somewhere to move straight into  
Located in popular Parkhall with amenities all near  
This property on Defoe Drive you will hold very dear  
If it sounds like this property is right up your street  
Call us to view and at the property we will meet!

In the desirable area of Parkhall, this beautifully presented semi-detached house on Defoe Drive offers a perfect blend of comfort and style. Upon entering, you are welcomed by an entrance hallway that leads to two inviting reception rooms, ideal for both relaxation and entertaining. The lounge provides a warm and cosy atmosphere, while the dining/sitting room offers a versatile space for family gatherings or quiet evenings.

The fitted kitchen is both functional and stylish, catering to all your culinary needs. This charming home boasts three well-proportioned bedrooms, providing ample space for family or guests. The family bathroom is conveniently located, ensuring ease of access for all. This property benefits from double glazing and central heating, ensuring a warm and inviting environment throughout the year. Outside, you will find ample off-road parking, a valuable feature in this sought-after location. The low-maintenance garden offers a perfect retreat for enjoying the outdoors without the burden of extensive upkeep.

With its attractive features and prime location, this semi-detached house is a wonderful opportunity for those seeking a comfortable family home. Viewing is highly recommended to fully appreciate all that this property has to offer.

#### Entrance Hall

Composite door to the front aspect. Tiled floor. Radiator. Stairs off to the first floor.

#### Lounge

15'4" x 11'3" (4.69 x 3.44)

Double glazed window to the front aspect. Feature surround housing electric fire. Radiator.



#### Dining/ Sitting Room

14'4" x 8'2" (4.38 x 2.51)

Double glazed window. Radiator. Useful store cupboard. Access to the kitchen.

#### Kitchen

9'0" x 7'3" (2.75 x 2.21)

Double glazed window and double glazed door. Fitted kitchen with wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel sink with single drainer and mixer tap. Space for cooker. Plumbing for automatic washing machine.

#### First Floor

##### Landing

Double glazed window. Loft access.

##### Bedroom One

14'0" x 8'0" (4.28 x 2.45)

Double glazed window. Radiator.





### Bedroom Two

10'2" x 7'11" (3.12 x 2.43)

Double glazed window. Radiator.



### Bedroom Three

7'4" plus recess x 6'1" (2.24 plus recess x 1.86)

Double glazed window. Radiator. Storage cupboard.

### Bathroom

6'0" x 6'0" (1.84 x 1.84)

Suite comprises, panel bath with Triton shower unit over, pedestal wash hand basin and low level WC. Tiled walls. Radiator. Double glazed window.



### Externally

Low maintenance frontage and driveway providing ample off road parking. Gated access to the enclosed rear garden.





Approx Gross Internal Area  
73 sq m / 781 sq ft



Ground Floor  
Approx 40 sq m / 426 sq ft

First Floor  
Approx 33 sq m / 355 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.