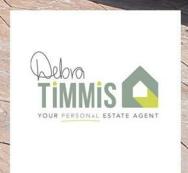


**Defoe Drive Parkhall Stoke-On-Trent ST3 5RS**



**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.

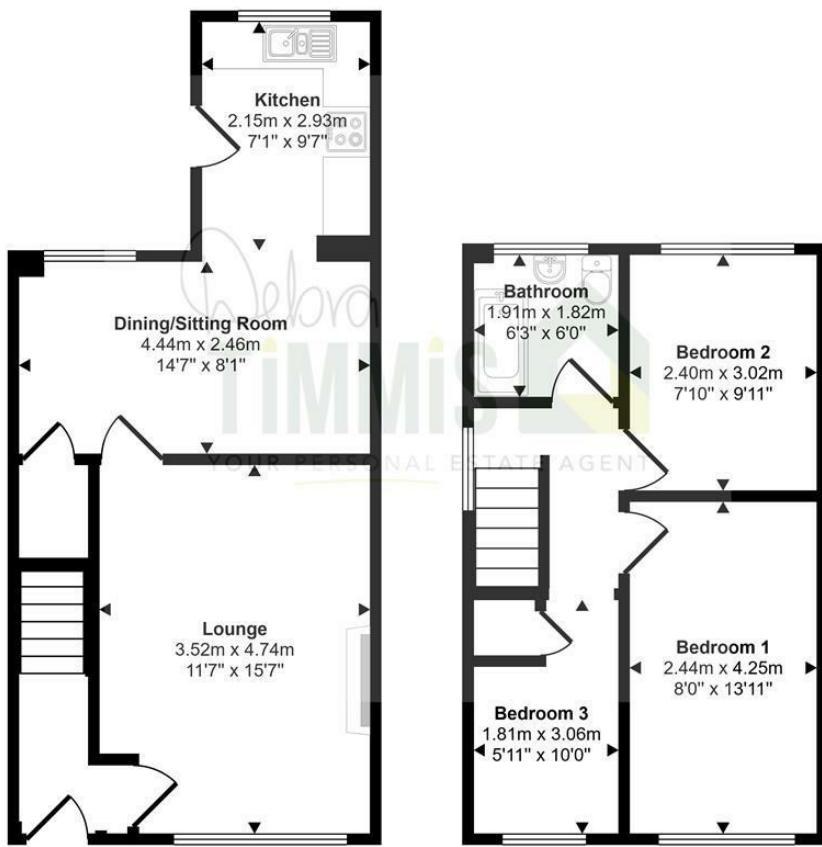


### Externally

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



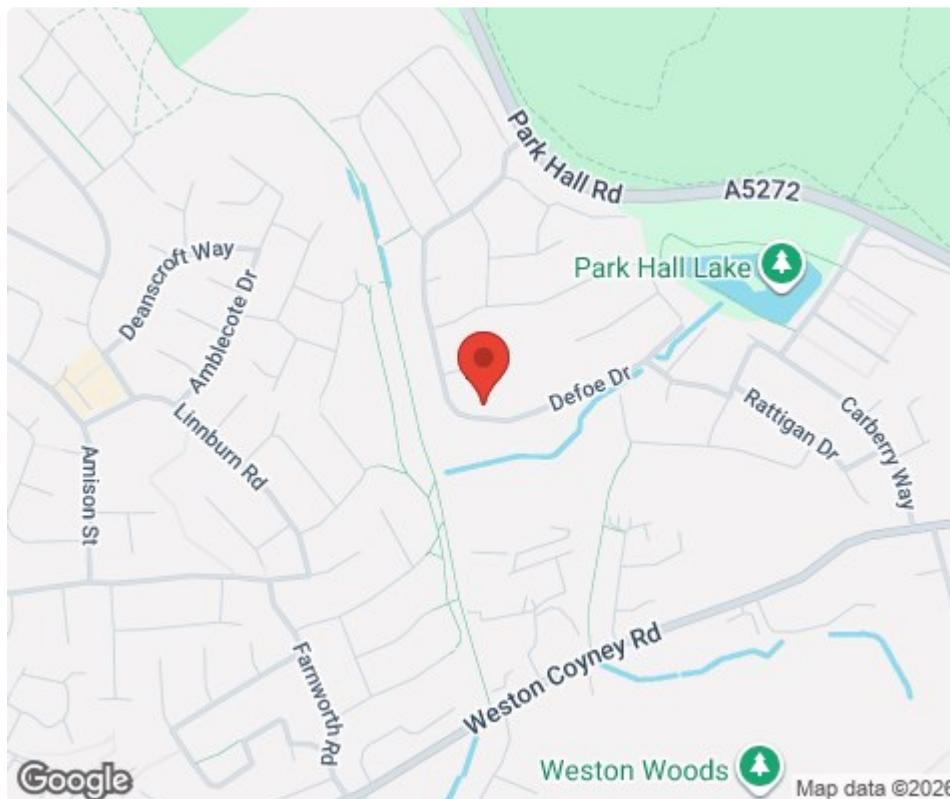
Ground Floor

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	58
(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