

**Southborough Crescent Bradeley Stoke-On-Trent ST6 7LU**



**Offers In The Region Of £175,000**

## Southborough Crescent, Bradeley, Stoke-On-Trent, ST6 7LU

What's that knocking noise you hear?  
It's the sound of an opportunity that's very near  
A THREE SEMI HOUSE in Bradeley that's not to miss  
A property to make your own, wouldn't that be bliss?!  
With a spacious lounge/diner, bathroom and kitchen too  
A TRANQIL REAR GARDEN that's ready to view  
So to make this house your new home,  
Do not delay, pick up the phone

Ideally positioned on Southborough Crescent, Bradeley, this charming semi-detached house presents an excellent opportunity for those seeking a family home. With three bedrooms, this property is ideal for families looking to settle in a welcoming community.

Upon entering, you are greeted by a entrance hallway that leads to an inviting open-plan lounge and dining room, perfect for both relaxation and entertaining. The ground floor also features a conveniently located bathroom and a fitted kitchen, which provides ample space for culinary pursuits. The first floor boasts three comfortable bedrooms, ensuring that there is plenty of room for family members or guests. The property benefits from double glazing and central heating, providing warmth and comfort throughout the year.

Outside, you will find ample off-road parking alongside an attached garage, making it easy to accommodate vehicles. The good-sized rear garden offers a private outdoor space, ideal for children to play or for hosting summer gatherings.

This property is offered with no upward chain, allowing for a smooth and straightforward purchase process. Located in a popular area, this home is close to local amenities and transport links, making it a convenient choice for families. We highly recommend viewing this delightful property to fully appreciate its potential as your new family home.

### Entrance Porch

With double glazed French doors and double glazed window to the front aspect.

### Entrance Hall

With stairs off to the first floor. Radiator.

### Open-Plan Lounge/Dining Room

#### Lounge Area

15'1" x 12'6" max (4.62 x 3.82 max)

Double glazed window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Archway to dining area. Door with access to useful storage area and the ground floor bathroom.

#### Dining Area

9'6" x 7'10" (2.91 x 2.39)

With space for table. Radiator.

#### Lobby

With useful storage under stairs. Access to the bathroom.

#### Bathroom

7'10" x 5'7" (2.39 x 1.72)

White suite comprises, panelled bath, Triton shower unit over,

pedestal wash hand basin and low level WC. Tiled walls and tiled floor. Radiator. Double glazed window.



### Kitchen

9'4" x 8'10" (2.85 x 2.71)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl sink, mixer tap. Part tiled splash backs. Space for cooker. Two double glazed windows. Radiator. Upvc door with access into the rear garden.

### First Floor

#### Landing

Double glazed window to the side aspect. Loft access.

#### Bedroom One

12'7" x 11'2" (3.85 x 3.42)

Double glazed window. Radiator. Useful storage cupboard housing gas central heating boiler.



### Bedroom Two

9'9" x 9'1" (2.99 x 2.77)

Double glazed window. Radiator.



**Attached Garage**  
With up and over door.

### Bedroom Three

6'11" x 6'2" (2.11 x 1.90)

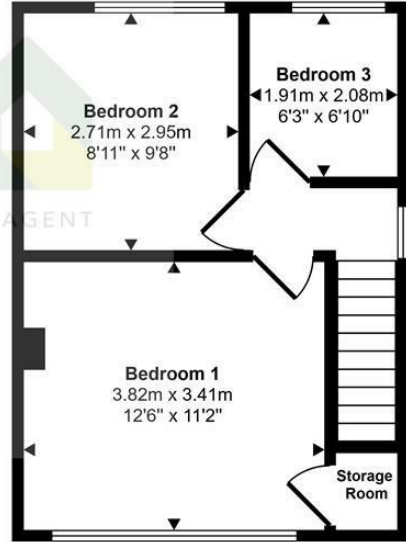
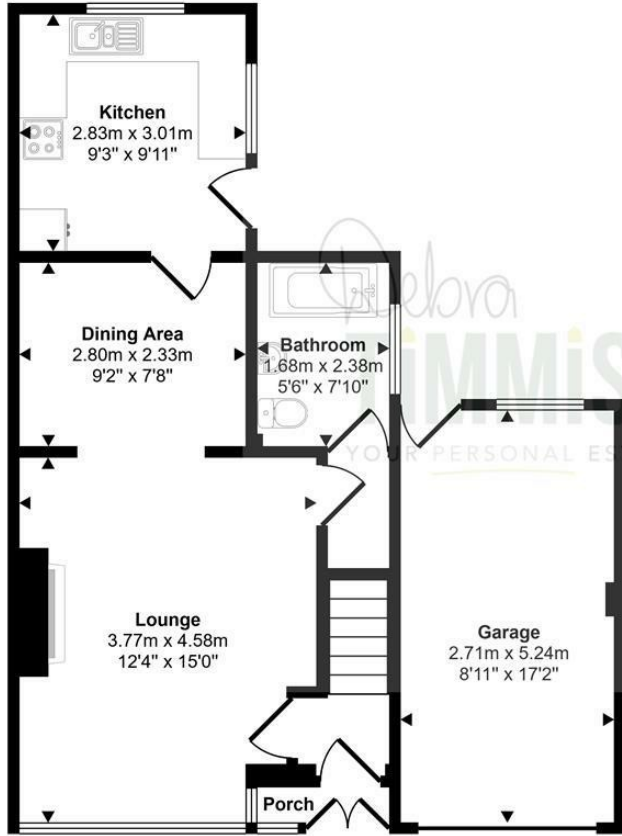
Double glazed window. Radiator.

### Externally

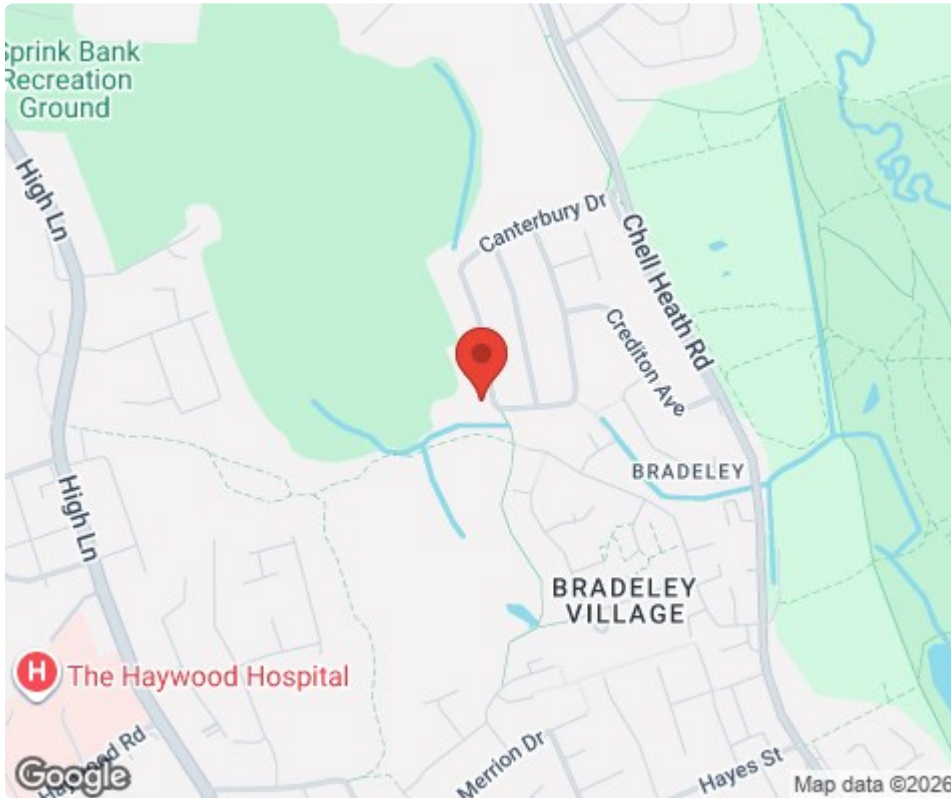
Low maintenance block paved frontage providing off road parking. Attached garage. Good sized enclosed rear garden with patio seating area. Lawn garden.



Approx Gross Internal Area  
88 sq m / 951 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: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	74
(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	

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.