

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£155,000

- Well Presented
- Two Bedrooms
- Useful Side Extension
- Block Paved Driveway
- No Chain
- UPVC Conservatory
- Modern Shower Room
- Generous Sized Rear Garden

## A WELL PRESENTED PROPERTY WITH NO ONWARD CHAIN!

Greeted by a wide block paved driveway suitable for two cars, welcome to this two bedroom semi-detached house on Belgrave Crescent, Dresden.

Accommodation includes a comfortable lounge, generous kitchen with integrated gas hob and electric oven. You will also find a large UPVC conservatory to the rear and a useful side extension for additional storage. Upstairs there are two bedrooms with fitted carpets and a modern shower room with corner shower.

The garden is mature and very peaceful with decking and a timber garden shed. The property also benefits from gas central heating from a combi boiler, UPVC double glazing and a composite front door!

Contact us today to arrange your viewing.



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Fitted carpet. UPVC double glazed window. Stairs to the first floor.

### LOUNGE

14'0 x 9'9 (4.27m x 2.97m)

Grey fitted carpet. Radiator. UPVC double glazed bay window. Feature fireplace. Sofa.

### KITCHEN

13'11 x 9'2 (4.24m x 2.79m)

Range of wall cupboards and base units with an integrated electric oven, gas hob, fridge freezer and washing machine. Tiled floor. Radiator. Understairs storage cupboard. UPVC double glazed window and door into the...

### CONSERVATORY

13'2 x 8'10 (4.01m x 2.69m)

UPVC double glazed windows and external doors. Tile effect laminate flooring. Radiator. Conservatory furniture.

### OUTHOUSE/SIDE ROOM

9'3 x 3'10 (2.82m x 1.17m)

Two UPVC double glazed windows and external doors.

## FIRST FLOOR

### BEDROOM ONE

17'4 x 10'0 (5.28m x 3.05m)

Fitted carpet. Radiator. UPVC double glazed bay window. Cupboard containing the gas combi boiler.

### BEDROOM TWO

9'1 x 7'9 (2.77m x 2.36m)

Fitted carpet. Radiator. UPVC double glazed window.

### SHOWER ROOM

5'11 x 5'10 (1.80m x 1.78m)

Tiled floor and walls. White suite consisting of a corner shower cubicle with electric shower, wash basin in a vanity unit and a wc. UPVC double glazed window. Chrome heated towel rail radiator.

### OUTSIDE

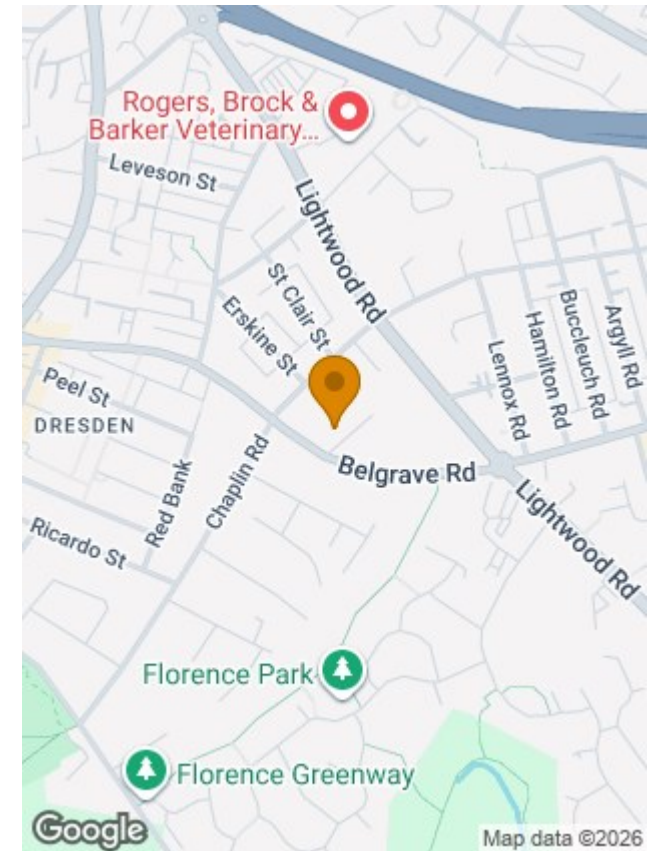
There is a wide block paved drive to the front of the property suitable for parking two vehicles.

To the rear there is a generous sized garden with mature shrubs, garden shed and decking.





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>		
(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	



## 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](mailto:enquiries@austerberry.co.uk)

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