

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

Offers In Excess Of

£140,000

- Two Bedrooms
- White Bathroom Suite
- Large Rear Garden
- Close To Longton Park
- Two Reception Rooms
- Off Road Parking
- Cul-De-Sac Location

AN IDEAL TWO BEDROOM SEMI-DETACHED HOUSE IN A QUIET CUL-DE-SAC POSITION!

This property in Belgrave Crescent has been freshly decorated and has new floor coverings. It would make an ideal first time buy thanks to it's variety of key features making a fantastic opportunity to get on to the property ladder.

The ground floor offers two reception rooms as well a lengthy kitchen and the first floor provides two practically sized bedrooms and a bathroom. Off road parking for two vehicles is available at the front of the property thanks to the driveway and the back of the house features an enclosed garden offering plenty of space for leisurely activities and hosting social events.

Belgrave Crescent is a quiet cul-de-sac in Dresden and there are a range of local amenities only a short distance away including Longton Park!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. New vinyl flooring. UPVC double glazed window. Radiator. Stairs to the first floor.

LIVING ROOM

13'11 max x 10'11 max (4.24m max x 3.33m max)

New fitted carpet. Radiator. UPVC double glazed window. Gas fire.

DINING ROOM

9'3 max x 8'7 max (2.82m max x 2.62m max)

New vinyl flooring. Radiator. UPVC double glazed patio doors leading out into the garden.

KITCHEN

18'2 max x 5'3 (5.54m max x 1.60m)

New vinyl flooring. Radiator. Two UPVC double glazed windows. UPVC double glazed rear door. Range of wall cupboards and base units with integrated gas hob and oven. Tiled splashback. Store cupboard with gas boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

11'1 x 10'3 (3.38m x 3.12m)

New fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BEDROOM TWO

9'2 x 7'8 (2.79m x 2.34m)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'4 x 6'3 (1.93m x 1.91m)


Vinyl flooring. Radiator. Part tiled walls. UPVC double glazed window. Bath with shower over, wash basin and wc.

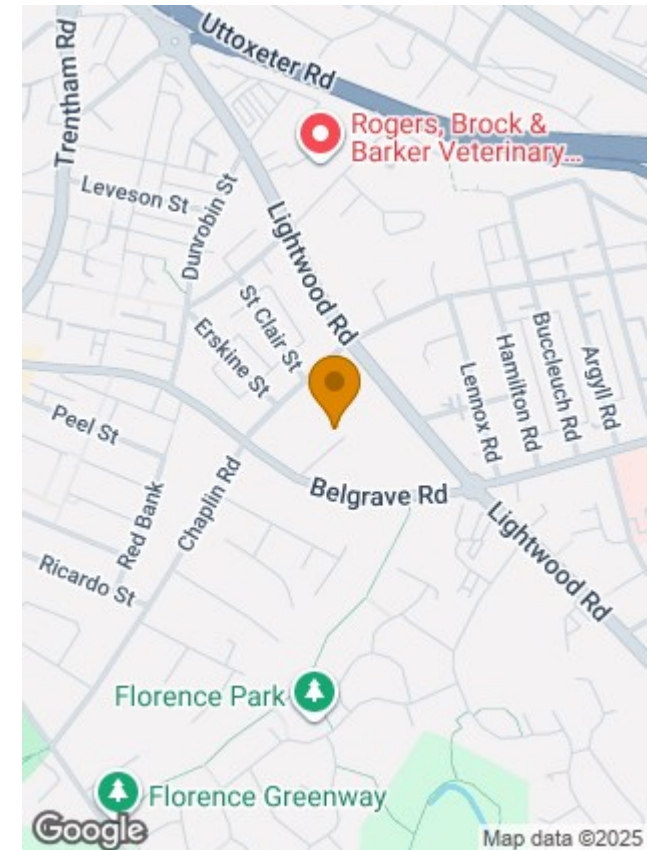
OUTSIDE

There is off road parking for two vehicles to the front. To the rear there is a small patio and area of bark with a lawn and shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



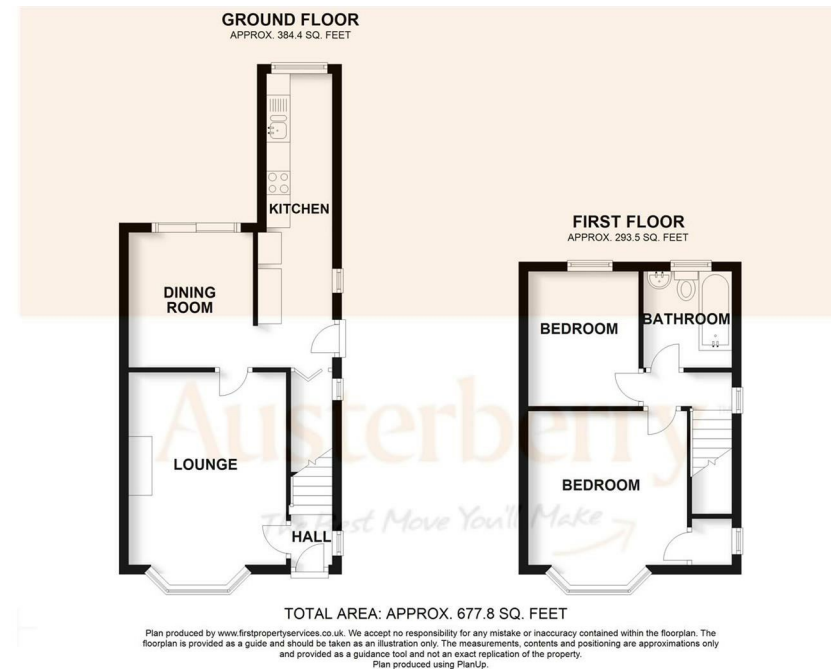
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - 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

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