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Estate Agents

the best move you'll make

Letting and Management Specialists



2 St. Clair Street, Dresden, Stoke-On-Trent, ST3 4NQ

£130,000

- Two Bedrooms
- Open Plan Living And Dining Room
- Utility Area With Wc
- Garage
- Dressing Room
- Fitted Kitchen
- Modern Family Bathroom
- Low Maintenance Rear Garden

Offering spacious and versatile accommodation arranged over two floors, this two-bedroom end townhouse on St Clair Street, Dresden, presents an excellent opportunity for a wide range of purchasers!

The ground floor boasts a particularly practical layout, with a generous open-plan living room and dining area providing a welcoming space for both relaxing and entertaining. This leads through to a lengthy kitchen, while to the rear is a useful utility area with a convenient WC.

To the first floor are two well-proportioned bedrooms. The master bedroom benefits from its own dedicated dressing room to the rear, which in turn provides convenient through access into the family bathroom.

Externally, the property benefits from a lovely low-maintenance rear garden, offering an enjoyable outdoor space without the upkeep of a larger garden. A particular highlight is the impressive and sizeable brick-built garage, which offers a multitude of potential uses, whether required for secure parking, storage, a workshop, hobby space or other purposes.

The property is ideally situated close to local amenities, schools and transport links, making it well placed for convenient day-to-day living.

With its unusual and versatile layout, generous accommodation, attractive garden and substantial garage, this is a property that offers plenty of flexibility and appeal. Early viewing is highly recommended to fully appreciate everything it has to offer!

For more information call or e-mail.





GROUND FLOOR

LVING AND DINING ROOM
27'5 x 11'11 (8.36m x 3.63m)
Composite front door. UPVC double glazed window. Laminate flooring. Two radiators. UPVC double glazed door into the garden.

KITCHEN
15'3 x 6'1 (4.65m x 1.85m)
UPVC double glazed rear door and window. Laminate flooring. Radiator. Range of wall cupboards and base units. Tiled splashback. Extractor fan. Cupboard containing the gas combi boiler.

UTILITY/WC
6'2 x 4'5 (1.88m x 1.35m)
Laminate flooring. Wc. UPVC double glazed window. Plumbing for washing machine.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
15'3 max x 12'0 max (4.65m max x 3.66m max)
Laminate flooring. Radiator. UPVC double glazed window. Storage. Access to the loft.

DRESSING ROOM
8'3 x 6'2 (2.51m x 1.88m)
Laminate flooring. Radiator.

BATHROOM
6'1 x 5'10 (1.85m x 1.78m)
Laminate flooring. Radiator. UPVC double glazed window. Bath with shower over, wash basin within a vanity unit and wc. Part tiled walls.

BEDROOM TWO
11'10 x 11'6 (3.61m x 3.51m)
Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE
There is on street parking to the front of the property.

The low maintenance rear garden has a patio area and borders.

GARAGE
26'6 x 11'0 (8.08m x 3.35m)
Light and power.








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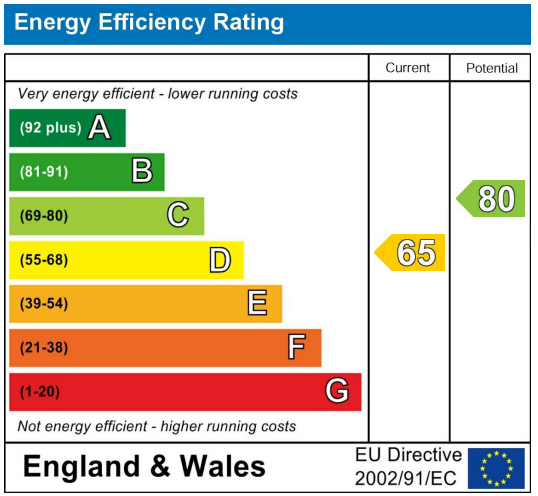

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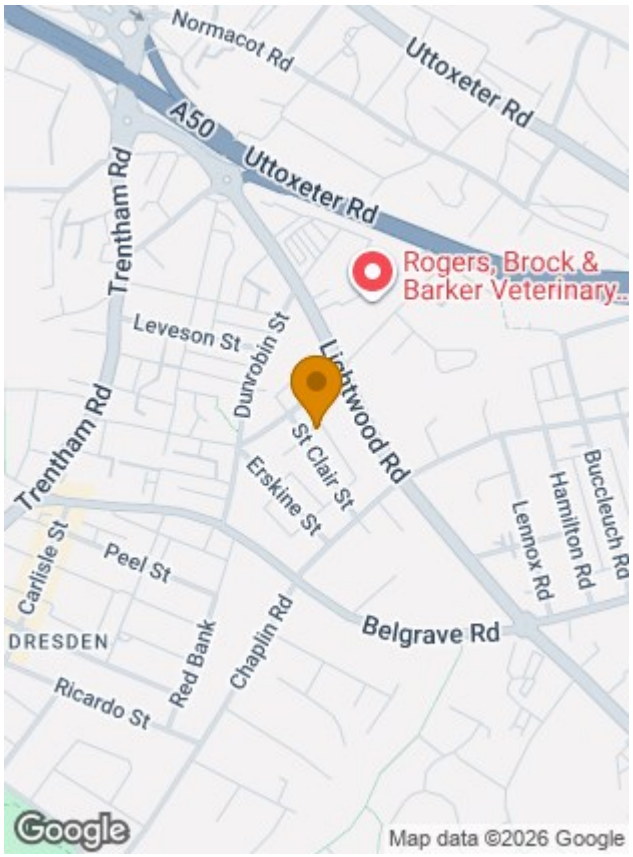

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
80
England & Wales
EU Directive 2002/91/EC


Normacot Rd
Uttoxeter Rd
A50
Uttoxeter Rd
Trentham Rd
Rogers, Brock & Barker Veterinary
Leveson St
Dunrobin St
Lightwood Rd
St Clair St
Erskine St
Trentham Rd
Carlisle St
Peel St
Red Bank
Chaplin Rd
Belgrave Rd
DRESDEN
Ricardo St
Lennox Rd
Hamilton Rd
Buccleuch Rd
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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.

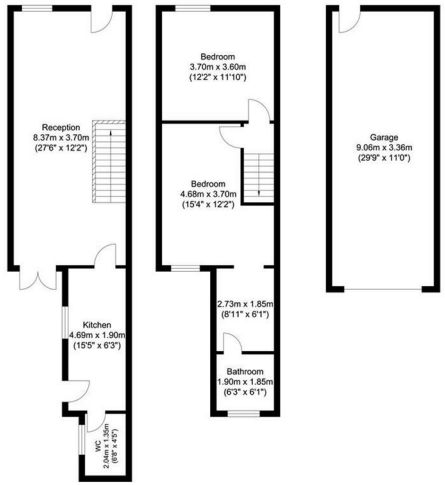
* Room sizes should not be relied upon for carpets and furnishings.

• 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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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