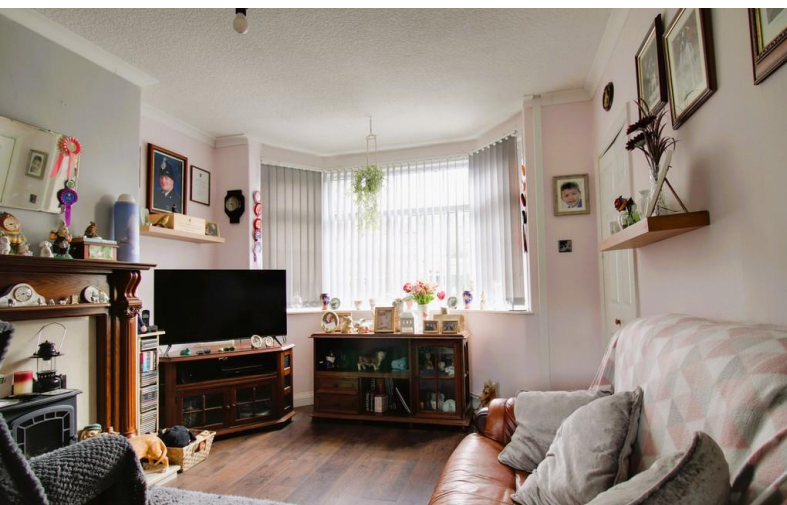


FOR SALE



Belgrave Crescent, Dresden, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £135,000





ENTRANCE HALL Stairs to first floor.

LOUNGE 10' 10" x 12' 4" (3.32m x 3.77m) Having double glazed bay window to the front elevation, feature fireplace, wood effect laminate flooring, radiator.

- Two Bedroom Semi-Deatched
- Ideal First Time Buy
- Driveway Parking
- Extended Breakfast Kitchen
- Superb Rear Garden
- Close to Schools and Amenities
- Tenure - Freehold

BREAKFAST KITCHEN 14' 3" x 9' 3" (4.36m x 2.82m) A modern and extended breakfast kitchen fitted wall and base units with worksurface over which incorporates a sink unit and drainer with mixer tap, space for appliances, dual aspect double glazed windows to the rear and side elevations, under stairs storage cupboard, ceramic tiled floor, UPVC door giving access to the rear garden, radiator.

BEDROOM ONE 11' 1" x 10' 6" (3.39m x 3.21m) Having double glazed bay window to the front elevation, built in storage cupboard radiator.

BEDROOM TWO 7' 9" x 9' 1" (2.38m x 2.78m) Double glazed window to the rear elevation, radiator.

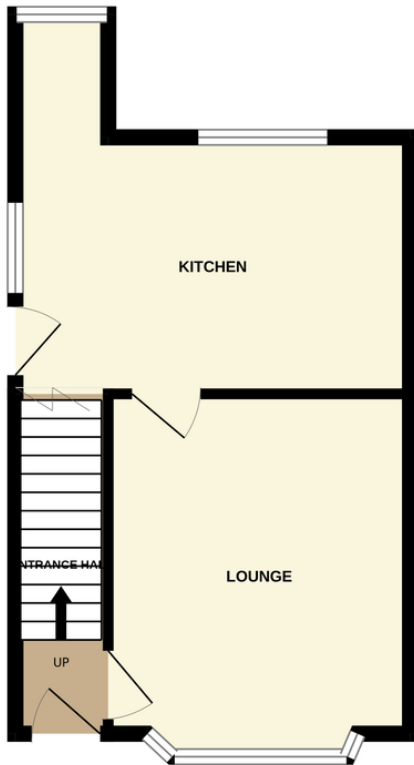
BATHROOM 6' 3" x 5' 11" (1.92m x 1.81m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the rear elevation, radiator.

EXTERIOR The property is approached via a paved driveway with a side access gate leading through to an impressive rear garden. The rear garden is divided into three sections with a paved patio area, central lawned garden and a decked seating area.

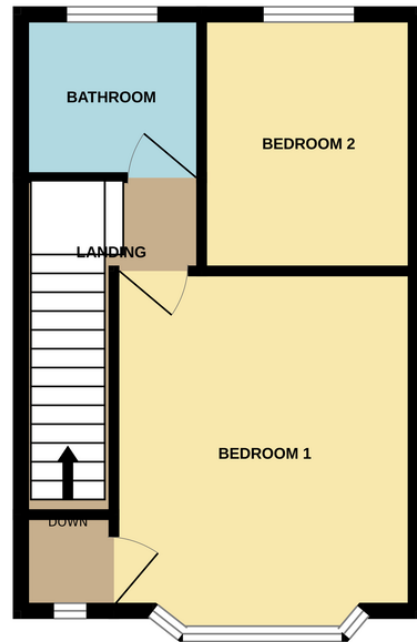
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.