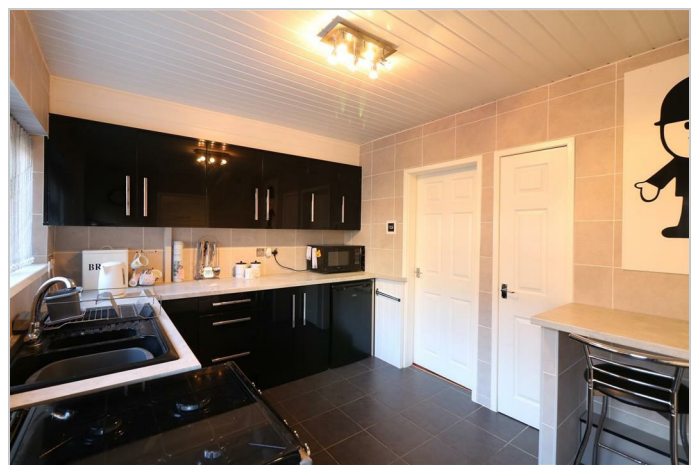


Wrenbury Crescent Berry Hill Stoke-On-Trent ST2 9JZ



Offers In The Region Of £105,000

Wrenbury Crescent, Berry Hill, Stoke-On-Trent, ST2 9JZ

This beautiful BERRY is ripe for the picking -
If you don't make it your new home you'll want to give yourself a kicking -
There's THREE DECENT BEDROOMS for everyone to rest -
A spacious lounge and modern breakfast kitchen in this wonderful nest -
A FAMILY BATHROOM with shower cubicle and separate bath -
As well as front and rear gardens for you to retreat to and laugh -
So don't waste a minute, PICK UP THE PHONE -
Dial our number and make sure this property is your new home!

Whether you are a first time buyer, family or potential landlord this deceptively spacious and much loved family home is not to be missed. The accommodation comprises, entrance hallway, lounge and fitted breakfast kitchen. On the first floor, three bedrooms and family bathroom. Double glazing and central heating. Gardens to the front and rear elevations. No upward chain. Early internal inspection highly recommended.

Entrance Hall

Upvc door to the front aspect. Radiator. Stairs off to the first floor.

Lounge

13'10" x 12'4" (4.23 x 3.77)

Double glazed window to the front aspect. Feature surround housing electric fire. Coving to ceiling.



Breakfast Kitchen

12'2" x 8'11" (3.72 x 2.74)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl single drainer sink unit, mixer tap. Useful storage cupboard. Plumbing for automatic washing machine. Space for appliances. Breakfast area,. Tiled walls and tiled floor. Double glazed window and Upvc door to the rear aspect. Walk-in pantry/store housing Baxi gas central heating boiler with double glazed window.



First Floor

Landing

Useful storage cupboard.

Bedroom One

12'1" plus recss x 8'11" (3.70 plus recess x 2.72)

Double glazed window to the rear aspect. Built-in wardrobe. Radiator.



Bedroom Two

13'8" min x 8'6" (4.18 min x 2.60)

Double glazed window to the front aspect. Radiator.



Externally

To the front elevation the garden area is laid to lawn. Shared access to the enclosed low maintenance rear garden.

Bedroom Three

10'9" max x 7'8" (3.28 max x 2.35)

Double glazed window to the front aspect. Built-in storage cupboard and desk/drawers.

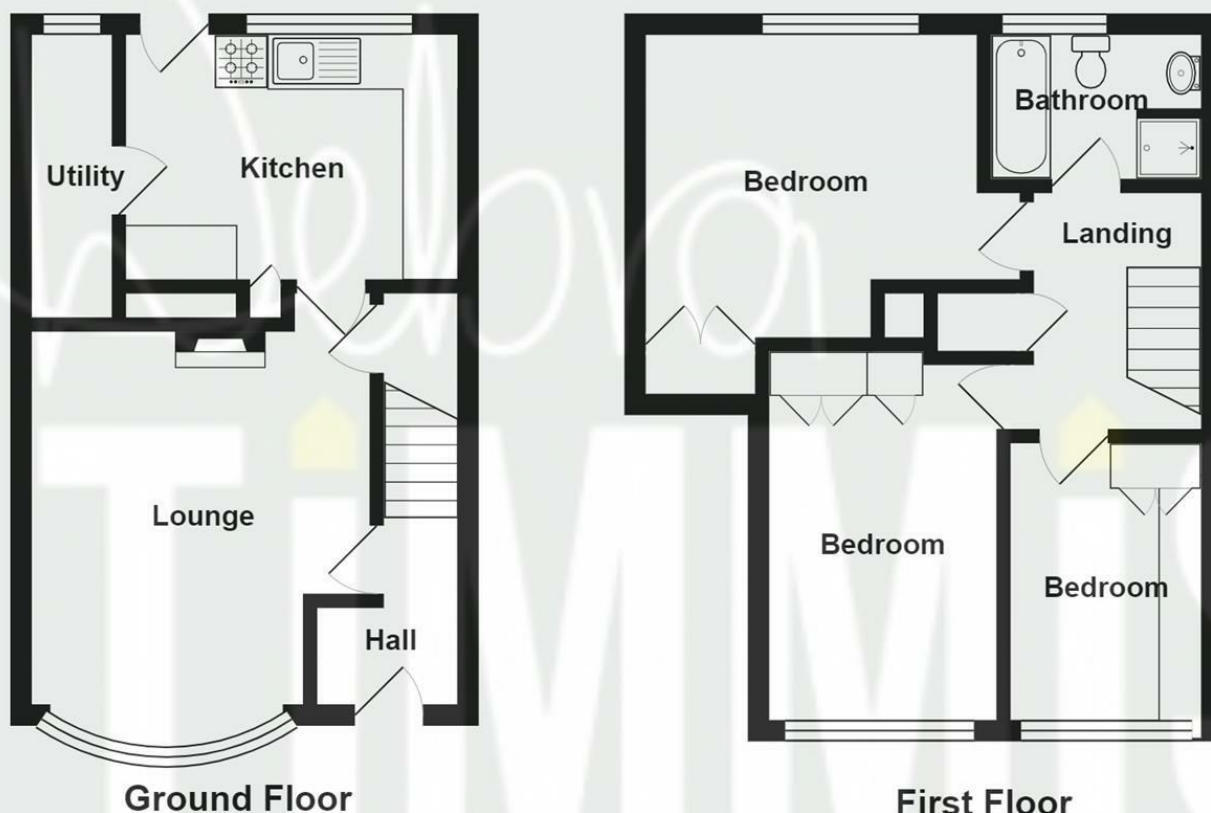
Bathroom

7'8" max x 5'5" (2.35 max x 1.66)

White suite comprises, panelled bath with shower attachment, shower cubicle housing Triton shower, pedestal wash hand basin and low level WC. Tiled walls. Heated towel rail. Double glazed window to the rear aspect.



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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