

## 46 Debenham Crescent, Stoke-On-Trent, Staffordshire, ST2 9PF



**Freehold £135,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this semi detached home situated in this popular and convenient location. The property is enhanced with Upvc double glazing along with combi central heating and in brief comprises of entrance hall, downstairs w.c., fitted kitchen, full width lounge/diner and to the first floor the property has been re-configured from a three bedroom home to a two bedroom home, which will of course easily convert back if required plus a first floor family bathroom. Externally the property offers off road parking along with access to an integral garage to the front plus a pleasant sized rear garden backing onto woodland to the rear. We can also confirm that this property benefits form **NO VENDOR CHAIN ! Internal Inspection Is Essential !**

### **HALLWAY**

With Upvc front access door, fitted carpet, panelled radiator, stairs to first floor landing and doors lead off to rooms including;

### **GROUND FLOOR WC**

With pendant light fitting, panelled radiator, vinyl cushion flooring and a white suite comprising of low level w.c. and wall mounted sink unit with mixer tap above.



### **FITTED KITCHEN 3.51m by 1.93m (11'6" by 6'4")**

With Upvc double glazed window to front, a range of base and wall mounted wood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath, ceramic splashback tiling, plumbing for automatic washing machine, panelled radiator, power points and vinyl cushion flooring.



## **LOUNGE/DINER 5.33m by 3.00m (17'6" by 9'10")**

A lovely light and bright room to the rear of the house which overlooks the back garden. With Upvc double glazed full length window, Upvc double glazed sliding patio door, coving to ceiling, fluorescent tube light fitting, brick feature fireplace with gas fire, t.v. aerial point, panelled radiator and power points.



## **LANDING**

The property offers a landing and half landing with fitted carpet, access to loft space, Upvc double glazed window to the side elevation. Doors leads off to rooms including;

## **BEDROOM ONE 4.67m to robes by 4.01m (15'4" to robes by 13'2")**

A spacious room that stretches across the rear of the house. This room was formally two bedrooms but now provides an open plan dressing area come master bedroom. It could easily be reconverted back to provide three bedroom accommodation if required. Two Upvc double glazed windows to rear, two panelled radiators, fitted wardrobes and power points.



## **BEDROOM TWO 2.59m by 2.57m (8'6 by 8'5)**

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator and power points.



## **FIRST FLOOR BATHROOM**

With Upvc double glazed frosted window to front, ceramic tiled walls, panelled radiator and a white suite comprising of low level w.c., pedestal sink unit and panelled bath unit with taps above.



## **EXTERNALLY**

There is ornamental pebbling to the front with raised borders having a variety of maturing shrubs. The garden is adjoined by a tarmac driveway which provides additional parking and leads to an INTEGRAL GARAGE measuring 16'0" by 8'0". The garage has a metal up and over door and also houses the gas central heating boiler. There is a pleasant landscaped and enclosed garden to the rear which backs onto woodland and provides a good degree of privacy.



## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

<u>Monday - Friday</u>	<u>9.00am - 5.30pm</u>
<u>Saturday</u>	<u>9.00am - 4.30pm</u>
<u>Sunday</u>	<u>2.00pm - 4.30pm</u>