



39 Debenham Crescent

Eaton Park, Stoke-On-Trent, ST2 9PF

ABC....Easy as one, two, three, as, simple as Do Re Mi, ABC! Well home hunters this purchase could be as simple as ABC! Sold with no upward chain and located in the sought after area of Eaton Park, it is ready and waiting for a new owner. The accommodation on offer comprises a huge lounge/diner, fitted kitchen, three fantastic sized bedrooms and shower room. Externally the property benefits from ample off road parking and an integral garage. To the rear the garden is fully enclosed and low maintenance laid with paving. Situated on the Eaton Park estate, close to local amenities, schooling and commuter links to the main town centre. It's time to get educated... ABC! Its as easy as 123! Call today to book your viewing.

£160,000

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- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN
- LOW MAINTENANCE REAR GARDEN
- SOLD WITH NO UPWARD CHAIN
- THREE FANTASTIC SIZED BEDROOMS
- OFF ROAD PARKING & INTEGRAL GARAGE
- EXTENDED LOUNGE/DINER
- MODERN SHOWER ROOM
- POPULAR LOCATION

GROUND FLOOR

Kitchen

11'3" x 9'6" (3.45 x 2.92)

The property has a double glazed entrance door to the front aspect, coupled with a double glazed window to the front. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and space for freestanding electric cooker, fridge freezer and plumbing for washing machine. Radiator.

Lounge/Diner

17'3" x 16'5" (5.26 x 5.02)

Extended lounge/diner with a double glazed window overlooking the rear aspect coupled with a double glazed patio door leading out to the rear garden. Fireplace housing

gas fire. Fitted based storage cupboards. Two radiators.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

12'11" x 8'10" (3.94 x 2.70)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

8'4" x 8'2" (2.55 x 2.49)

A double glazed window overlooks the front aspect. Fitted storage cupboard. Radiator.

Bedroom Three

10'0" x 8'3" (3.07 x 2.53)

A double glazed window overlooks the rear aspect. Radiator.

Shower Room

6'7" x 5'5" (2.03 x 1.67)

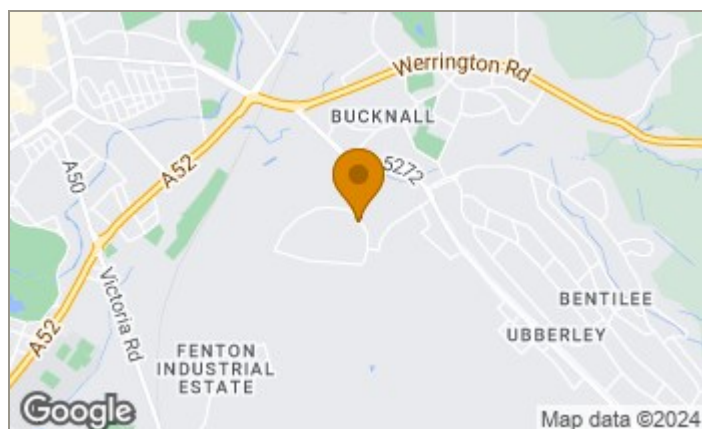
A double glazed window overlooks the front aspect. Fitted with a suite comprising corner shower unit with electric shower, vanity hand wash basin and low level W.C. Fully tiled walls and radiator. Airing cupboard.

EXTERIOR

To the front there is a block paved driveway and integral garage. To the rear the garden is low maintenance and laid to paving with flower bed borders and garden shed. The garden is fully enclosed with a panelled fence and hedge border and side access gate.

Integral Garage

Up and over door with power and lighting.





Floor Plan



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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