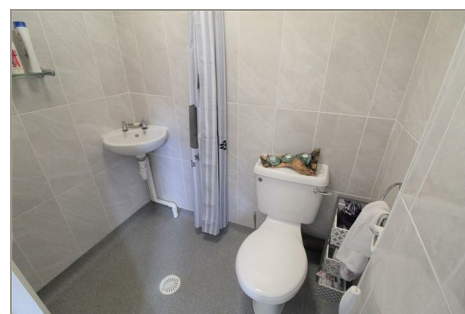
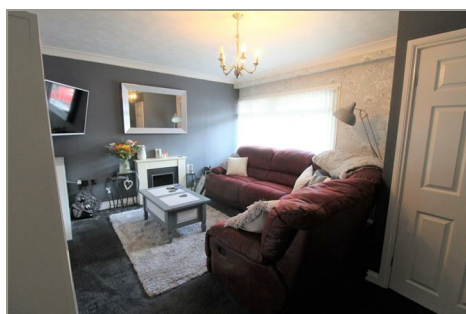




## 30 Nellan Crescent

Smallthorne, Stoke-On-Trent, ST6 1PS

The chase is on and the competition is tight. Who is going to be the front runner and win this pure delight! A spacious two bedroom town house is up for the taking, the guns about to go off and your legs are shaking! Be victorious and claim your trophy, immaculately presented throughout the property comprises a lounge, kitchen/diner, two double bedrooms, converted attic space, family bathroom and wet room. Externally the property benefits from off parking and a fully enclosed low maintenance rear garden Located in the popular area of Smallthorne in close proximity to local amenities, schooling and canal towpaths. Do you like the chase? You have got to be in it to win it!!! Call today to book a viewing.

**£120,000**

# 30 Nellan Crescent

Smallthorne, Stoke-On-Trent, ST6 1PS



- IMMACULATED END TOWN HOUSE
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- LOUNGE
- FAMILY BATHROOM
- OFF ROAD PARKING
- KITCHEN/DINER
- WET ROOM
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

6'1" x 3'4" (1.87 x 1.04)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window. Stairs leading to the first floor.

### Lounge

14'6" x 11'11" (4.44 x 3.64)

A double glazed window overlooks the front aspect. Electric feature fire. Television point and radiator.

### Kitchen/Diner

14'7" x 9'6" (4.47 x 2.90)

A double glazed window overlooks the rear aspect coupled with a double glazed door. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas with partly tiled walls. Integrated double electric oven and gas hob with cooker hood above. Space and plumbing for fridge/freezer and washing machine. Radiator. Under stairs storage cupboard.

### Wet Room

5'10" x 3'10" (1.78 x 1.18)

A double glazed window overlooks the rear aspect. Fitted with a wall mounted shower, wash hand basin and low level W.C. Fully tiled walls.

## FIRST FLOOR

### First Floor Landing

Loft access hatch.

### Bedroom One

15'11" x 9'4" (4.87 x 2.86)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes and dressing table. Television point and radiator.

### Bedroom Two

12'4" x 11'6" (3.76 x 3.53)

A double glazed window overlooks the rear aspect. Television point. Storage cupboard housing combi boiler. Radiator.

### Bathroom

7'6" x 5'4" (2.29 x 1.65)

Two double glazed windows overlook the rear aspect. Fitted with a suite comprising bath, vanity hand wash basin and low level W.C. Fully tiled walls and ladder style towel radiator.

### Attic Room

Pull down loft ladder, Velux window to the rear. Power and lighting and carpeted.

## EXTERIOR

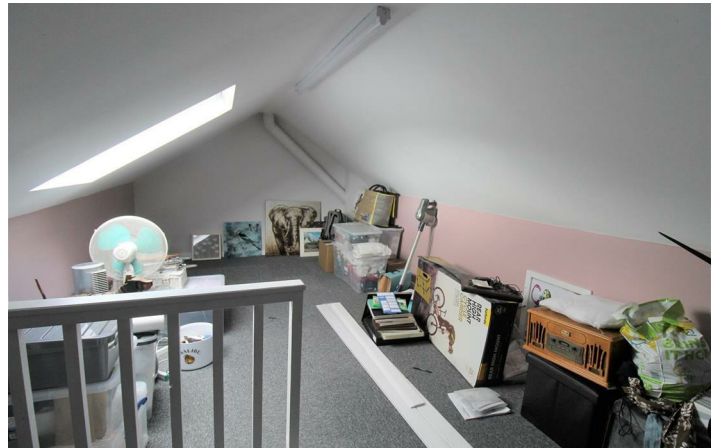
To the front there is a driveway and to the rear and side the garden is low

maintenance, laid to paving with a rear access gate. Brick built shed with power.

### Council Tax Band

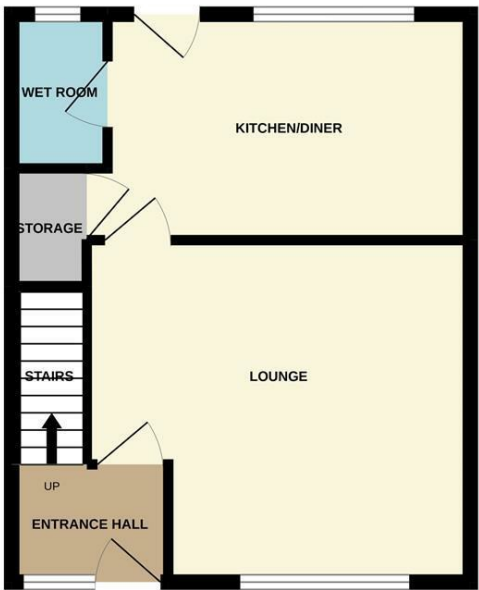
Council Tax Band A.

Purchaser should seek confirmation prior to completion

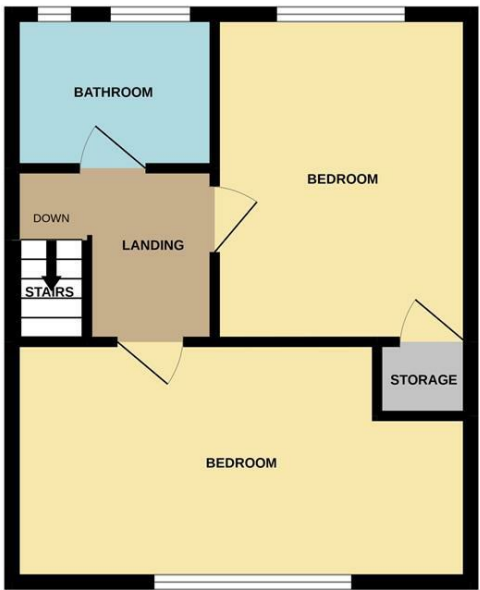


Floor Plan

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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