



## 33 Debenham Crescent

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

ON YOUR MARKS, GET SET, GO!!!! Make sure you aren't the last off the starting line, to get to this spacious, semi detached property on Debenham Crescent. Located on the popular Eaton Park estate, close to local amenities, schooling and commuter links. The accommodation comprises of two reception rooms a lounge and separate sitting/dining room, a good sized kitchen, three bedrooms and family bathroom. Externally the property benefits from off road parking to the front and a fully enclosed rear garden laid to lawn with a paved patio area. Fight off the competition and hit the finish line first!!!! Call us today to book a viewing.

**£155,000**

# 33 Debenham Crescent

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- SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- POPULAR LOCATION
- FITTED KITCHEN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES & SCHOOLING

## GROUND FLOOR

### Kitchen

11'1" x 9'5" (3.39 x 2.89)

The property has a wooden access 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 partly tiled walls and flooring. Space for free standing gas cooker, fridge/freezer, washing machine and dishwasher. Radiator. Stairs lead to the first floor.

### Lounge

17'3" x 9'8" (5.28 x 2.96)

A double glazed window overlooks the rear aspect coupled with double glazed sliding patio doors leading out to the rear garden. Fireplace housing gas fire. Television point and radiator.

### Sitting/Dining Room

15'8" x 7'0" (4.80 x 2.15)

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

## FIRST FLOOR

### First Floor Landing

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

### Bedroom One

12'11" x 8'8" (3.94 x 2.65)

A double glazed window overlooks the rear aspect. Fitted with wardrobes and storage cupboards up and over the bed space. Radiator.

### Bedroom Two

10'0" x 8'3" (3.06 x 2.54)

A double glazed window overlooks the rear aspect. Fitted wardrobes and storage cupboards. Radiator.

### Bedroom Three

8'8" x 8'4" (2.65 x 2.56)

A double glazed window overlooks the front aspect. Storage cupboard housing central heating boiler. Radiator.

### Bathroom

6'7" x 5'5" (2.01 x 1.67)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Airing cupboard with shelving. Radiator.

## EXTERIOR

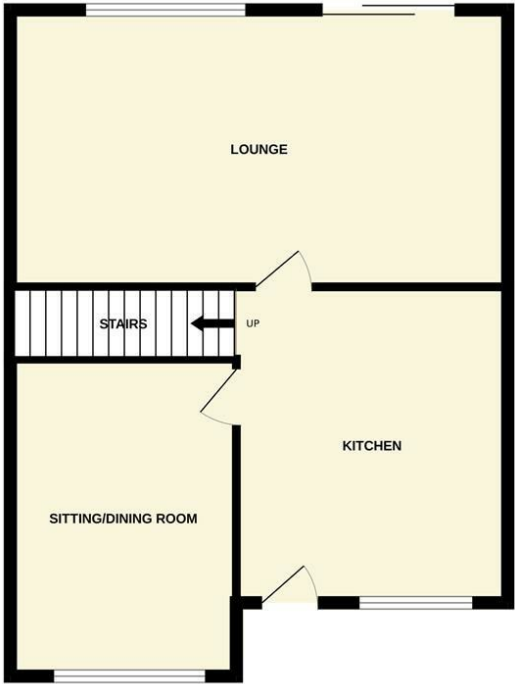
To the front there is a paved driveway and lawn area with hedge border. To the rear the garden is laid to lawn with a paved patio area and garden shed. The garden is fully enclosed by panelled fencing and a side access gate.





Floor Plan

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.  
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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