

Shemilt Crescent Bradeley Stoke-On-Trent ST6 7PL



Offers In Excess Of £165,000

Shemilt Crescent, Bradeley, Stoke-On-Trent, ST6 7PL

If your New Years resolution will be to find a new home -
A gorgeous FOUR BED EXTENDED SEMI for you to call your own -
Then look at this property, immaculately presented all through -
With modern kitchen and open plan lounge diner too -
There's four good sized bedrooms and bathroom for the family -
Plus gardens front and rear and a large driveway -
Located in popular Bradeley this is one not to miss -
Call us today and be added to our viewing list!

Expect the unexpected! If a spacious property and open plan lounge/diner is what you are searching for, then search no more, as this could be the ideal property for you! This property is very deceiving and needs to be seen to be truly appreciated. This is a great opportunity for you to get your hands on a good sized property at a great price and have money left over to put your own stamp on it! The accommodation comprises, entrance hall, lounge/diner and fitted kitchen. On the first floor four bedrooms and family bathroom. Double glazing and central heating. Beautiful gardens. Ample off road parking. Located in Bradeley, this property is close to the Ford Green Hall Nature Reserve, Burslem Golf Club, local schools and other amenities. If this sounds like your dream home, then don't delay, call us to arrange your viewing today!

Entrance Hall

You are welcomed by a composite door with access into the hallway. Radiator. Stairs off to the first floor.

Lounge/Diner

22'6" max narrowwing 13'5" x 12'0" narrowing to 6' (6.88 max narrowing 4.11 x 3.66 narrowing to 2.10)
Double glazed windows to the front and rear aspect. Feature surround inset and hearth housing electric fire. Two radiators.

Kitchen

8'7" x 7'10" (2.64 x 2.39)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring electric hob and built-in oven. Single drainer sink unit, mixer tap. Plumbing for dishwasher. Integral fridge/freezer. Useful storage cupboard. Tiled flooring. Upvc door and double glazed window.



First Floor

Landing

Cupboard housing Baxi boiler.

Bedroom One

11'0" to robe x 8'11" (3.37 to robe x 2.72)

Double glazed window. Radiator. Built-in wardrobe. Laminate flooring.



Bedroom Two

9'5" x 8'5" (2.88 x 2.57)

Double glazed window. Radiator. Built-in wardrobe.



Bedroom Three

12'2" x 6'8" (3.72 x 2.04)

Double glazed windows to the front and rear elevations. Radiator.

Bedroom Four

6'5" x 6'5" max (1.98 x 1.96 max)

Double glazed window. Radiator. Wood effect laminate flooring.

Bathroom

6'4" x 5'11" (1.95 x 1.81)

White suite comprises, panelled bath with Triton shower unit over, pedestal wash hand basin and low

level WC. Tiled walls. Double glazed window. Radiator.



Externally

Block paved driveway providing ample off road parking. To the front aspect the garden is laid to lawn with a variety of maturing shrubs. Low maintenance block paved rear garden with well stocked planted borders. Outside tap.

Workshop

18'11" x 9'4" (5.78 x 2.85)

With up and over door. Power and light.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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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