

Duddell Road Smallthorne Stoke-On-Trent ST6 1LN



Offers In The Region Of £145,000

A good sized THREE BEDROOM semi we have for you here -

In SMALLTHORNE with amenities so very near -

A blank canvas so you can make the property your own -

Somewhere beautiful to call your new home -

A lounge, breakfast kitchen, utility and WC on the ground floor -

On the first floor, Three bedrooms and bathroom, need I say more? -

If this sounds like the ideal property for you -

Then pick up the phone and arrange to view!

Located on Duddell Road, Smallthorne, this well-presented semi-detached house offers a delightful family home. Boasting three spacious bedrooms, this property is perfect for those seeking comfort and convenience in a popular location.

Upon entering, you are welcomed by the entrance hall that leads to a bright and airy lounge, ideal for relaxation or entertaining guests. The breakfast kitchen is a standout feature, providing ample space for family meals and gatherings. Additionally, the property includes a practical utility room and a convenient WC, enhancing the overall functionality of the home. The first floor comprises three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

This home benefits from double glazing and central heating, ensuring warmth and energy efficiency throughout the year. The front and rear gardens provide outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers.

With no upward chain, this property is ready for you to move in and make it your own. We highly recommend viewing this charming semi-detached house to fully appreciate its appeal and potential. Don't miss the opportunity to secure a lovely family home in this desirable location.

Entrance Hall

Upvc door to the front aspect. Radiator. Stairs off to the first floor.

Lounge

19'7" x 10'4" (5.99 x 3.16)

Double glazed windows to the front and rear aspect. Radiator. Feature surround.



Breakfast Kitchen

11'6" x 11'3" (3.51 x 3.43)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Stainless steel single drainer sink unit mixer tap. Part tiled splash backs. Electric cooker point. Extractor hood. Space for appliances. Two double glazed windows. Radiator. Space for breakfast table.

Utility Room

8'6" narrowing to 4'10" x 7'11" (2.60 narrowing to 1.48 x 2.42)

Double glazed window. Plumbing for automatic washing machine. Tiled floor. Central heating boiler. Side door access.

Separate WC

4'0" x 3'1" (1.23 x 0.94)

Double glazed window. Low level WC.

First Floor

Landing

Storage cupboard. Loft access.

Bedroom One

13'9" x 11'7" narrowing to 8'4" (4.20 x 3.55 narrowing to 2.55)

Double glazed window. Radiator.

Bedroom Two

10'7" x 10'4" (3.24 x 3.17)

Double glazed window. Radiator.



Bedroom Three

10'3" max x 8'9" (3.14 max x 2.69)

Double glazed window. Radiator.

Bathroom

7'9" x 5'6" (2.38 x 1.69)

White suite comprises, panelled bath with Triton shower unit

over, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window.

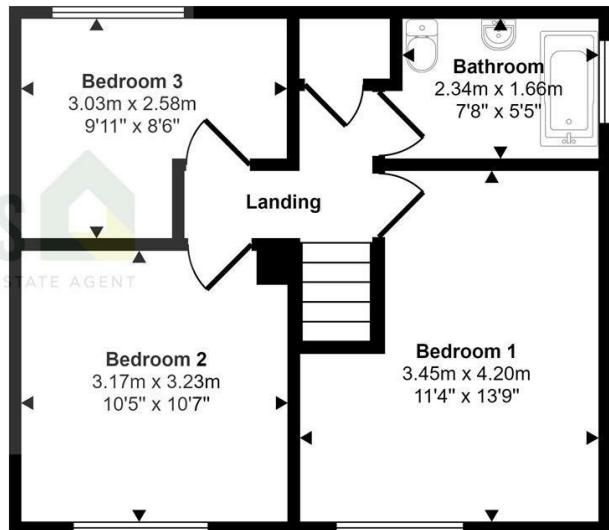
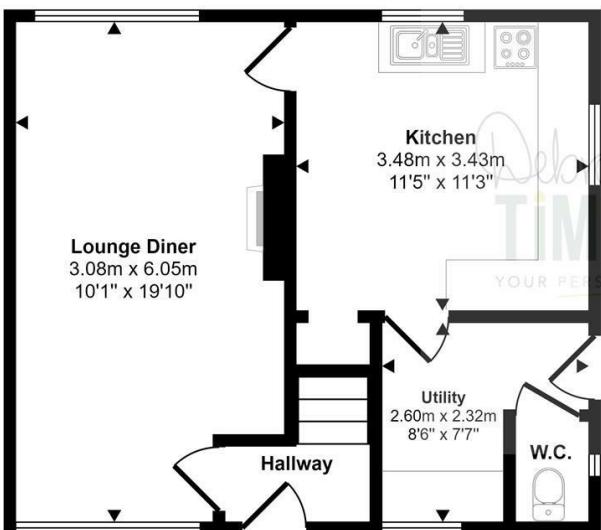


Externally

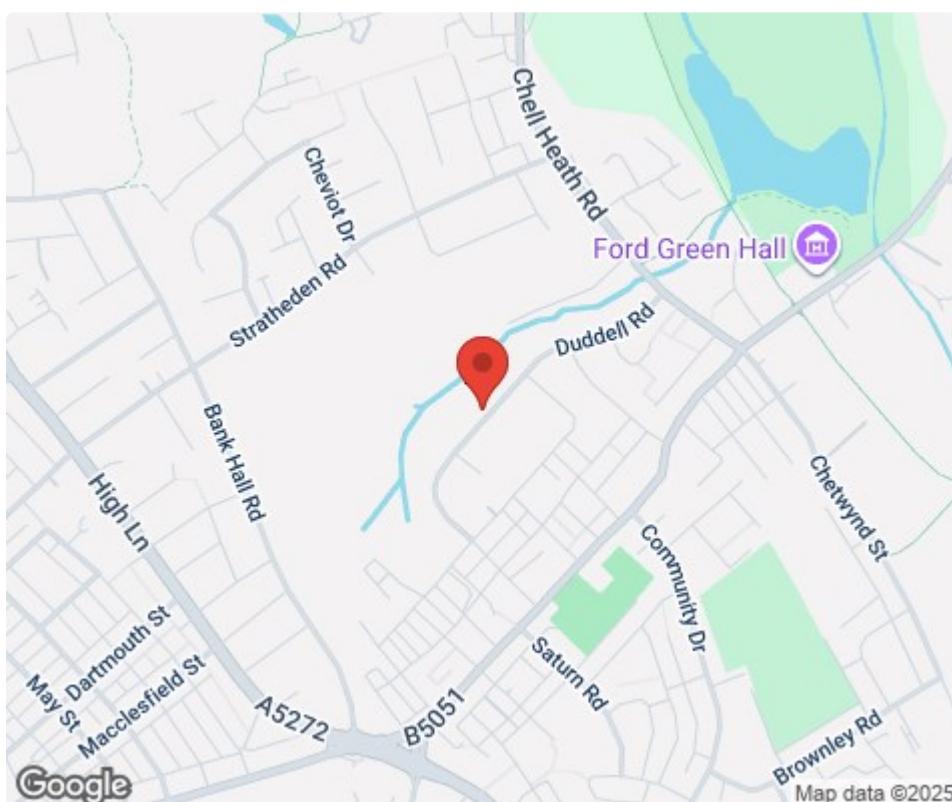
Low maintenance front garden with side access into the rear garden. At the rear there is a generous sized lawn garden with open views.



Approx Gross Internal Area
81 sq m / 873 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		66
(69-80) C		
(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