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the best move you'll make

Estate Agents

Letting and Management Specialists



72 Debenham Crescent, Eaton Park, Stoke-On-Trent, ST2 9NZ

£185,000

- Watch Our Online Video Tour
 - Fully Fitted Kitchen
 - Corner Plot
 - UPVC Double Glazing
- Three Bedrooms
 - Extended Living Area
 - Large Lawned Area
 - Gas Combi Boiler

The opportunity to purchase a family home positioned on a unique corner plot!

This three bedroom end town house on Debenham Crescent really does need to be seen for you to understand it's true potential!

Offering three useable bedrooms, a fully fitted kitchen, a conservatory and an extended living room. The property is now offered for sale and is ready for it's new owners to make it their own.

The unique corner plot offers so much potential. There is a large lawned area which is currently used as additional garden space but offers but provides the option to be converted into a large off road parking area or somewhere to install a shed/garage or home office. Likewise, it may also provide the opportunity to extend the property subject to appropriate consent.

Other features of the property include UPVC double glazed windows throughout as well as a gas combi boiler which is positioned in the loft space.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed front door. Tiled flooring. Space for appliances.

HALLWAY

Tiled flooring. Radiator. Store cupboard. Access to staircase.

KITCHEN

11'03 max x 8'07 max (3.43m max x 2.62m max)

UPVC double glazed window. Tiled floor and part tiled walls. Range of wall cupboards and base units with an integrated oven, microwave, fridge freezer, electric hob and extractor.

LIVING ROOM

15'01 x 15'01 (4.60m x 4.60m)

Laminate flooring. Radiator. UPVC double glazed rear door. Storage cupboard.

CONSERVATORY

11'03 max x 7'04 max (3.43m max x 2.24m max)

Laminate flooring. Radiator. UPVC double glazed windows and door into the garden.

UPSTAIRS

LANDING

Fitted stair and landing carpets. Storage cupboard. Access to the loft which contains the gas combi boiler.

BEDROOM ONE

12'05 x 8'11 (3.78m x 2.72m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes and drawers.

BEDROOM TWO

9'07 max x 8'10 max (2.92m max x 2.69m max)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

9'04 max x 6'00 max (2.84m max x 1.83m max)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

5'11 x 5'05 (1.80m x 1.65m)

UPVC double glazed window. Vinyl flooring. Tiled walls. White suite containing a bath with an overhead electric shower, wc and wash basin. Radiator.

OUTSIDE

To the front of the property is a lawned area with paved access to the front door.

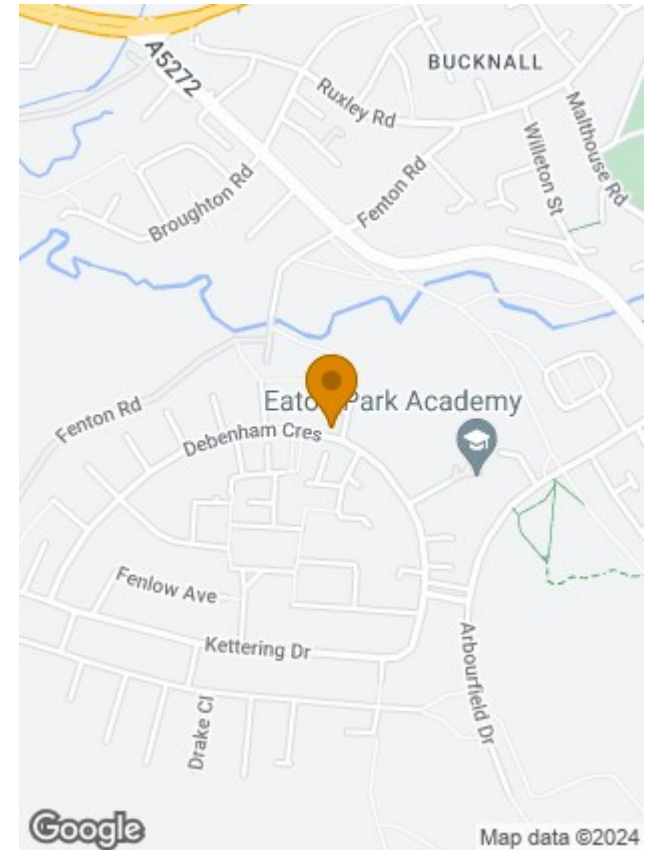
To the rear of the property is a large patio area, a large lawn to the side with huge potential to be utilised or even scope to extend the property subject to appropriate consent and a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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	



Google

Map data ©2024

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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