

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Parkfield Road, Dresden, Stoke-On-Trent, ST3 4NT

£180,000

- Spacious Accommodation
- Open Plan Living And Dining Space
- Ample Off Road Parking
- Great Potential!
- Three Bedrooms
- Low Maintenance Gardens
- Garage

The property on Parkfield Road is a traditional three-bedroom semi-detached home offering spacious accommodation, excellent potential and an opportunity for buyers to modernise and personalise to their own taste.

Positioned in a well-established residential location, the property features a particularly generous open-plan reception area, creating a flexible and sociable living and dining space with plenty of natural light.

The accommodation is well proportioned throughout, with three good-sized bedrooms and a practical layout that lends itself perfectly to further improvement or reconfiguration if desired. While the property would benefit from some updating, it presents a fantastic opportunity for first-time buyers, families or investors seeking a home with genuine potential.

Externally, the property enjoys a driveway to both the front and side, providing ample off-road parking. To the rear are low-maintenance gardens arranged over two levels, offering a private outdoor space with scope for landscaping or further enhancement.

For more information call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Under stairs cupboard with shelves and window. Stairs to the first floor.

COMBINED LIVING AND DINING ROOM

26'0 x 10'11 (7.92m x 3.33m)

Fitted carpet. Two UPVC double glazed windows. Two radiators. Feature fireplace with gas fire and tiled surround. Wall lights.

KITCHEN

13'2 x 5'10 (4.01m x 1.78m)

Range of fitted wall cupboards and base units with a free standing gas cooker. Plumbing for washing machine. Space for fridge freezer. Gas central heating boiler. Three UPVC double glazed windows. Radiator. Tiled flooring. UPVC external door.

FIRST FLOOR

LANDING

Fitted carpet. UPVC double glazed window. Access to the loft - which houses the hot water cylinder.

BEDROOM ONE

11'11 x 8'10 (3.63m x 2.69m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes with sliding mirrored doors.

BEDROOM TWO

11'5 x 9'8 (3.48m x 2.95m)

Fitted grey carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'2 x 5'11 (2.18m x 1.80m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'6 x 5'11 (2.29m x 1.80m)

Bath with shower over, pedestal wash basin and wc. Radiator. UPVC double glazed window. Part panelled walls with tiled border. Vinyl flooring.

OUTSIDE


The low maintenance established rear garden has a paved patio and lower gravel level, paving, mature shrubs and a decked area. There is also an outhouse with an electric supply.

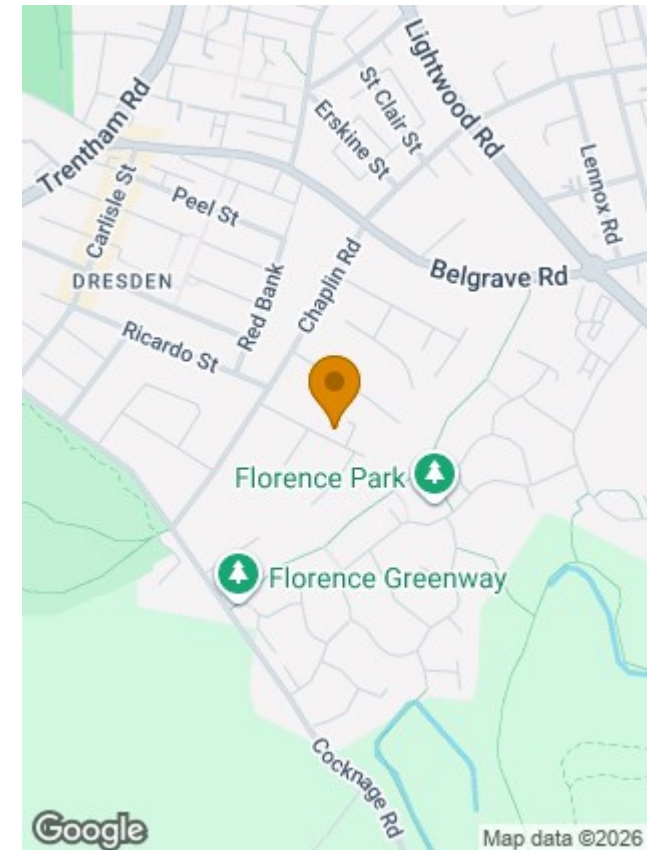
There is a concrete slabbed driveway to the front of the property providing parking for two cars and leads to the...

DETACHED CONCRETE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

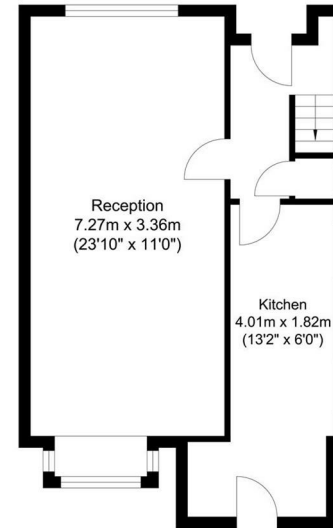
Tenure - Freehold

Council Tax Band - B

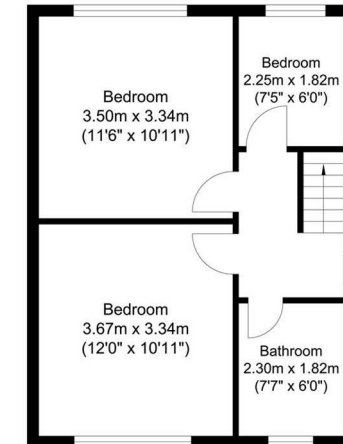


PLEASE NOTE

- * 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.



Ground Floor



First Floor

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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