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Letting and Management Specialists



22 Lennox Road, Dresden, Stoke-On-Trent, ST3 4JY

£180,000

- Two Bedrooms
- Stylish Modern Kitchen
- Combi Boiler
- Detached Garage
- Immaculate Condition
- UPVC Double Glazing
- Fully Boarded Loft
- Block Paved Driveway

Beautifully modernised throughout, this impressive two-bedroom semi-detached property on Lennox Road is presented in immaculate condition and offers a fantastic opportunity for buyers seeking a home that is ready to move straight into!

The internal accommodation begins with a welcoming lounge and dining area, providing a comfortable and versatile space for relaxing and entertaining. This is complemented by a stylish modern kitchen, while the first floor offers two good-sized bedrooms and a neatly presented bathroom.

Externally, the property continues to impress, with a block-paved driveway to the front providing off-road parking and a sizeable rear garden offering plenty of outdoor space to enjoy. At the bottom of the garden, a detached brick-built garage provides useful additional storage.

Further benefits include an electric vehicle charging point and gas central heating supplied by a combi boiler located in the loft.

Combining immaculate presentation, modern improvements and generous outside space, this attractive home is likely to appeal to first-time buyers, couples and those looking to downsize without compromising on quality.
Early viewing is highly recommended to appreciate the standard of accommodation and the features this lovely home has to offer!





PORCH
UPVC double glazed front door. Tiled floor.

HALL
Timber front door. Tiled floor. Feature radiator. Stairs to the first floor.

LIVING ROOM
10'10 x 10'10 (3.30m x 3.30m)
UPVC double glazed window with bespoke shutters. Solid oak flooring. Radiator. Gas fire.

DINING ROOM (OPEN PLAN INTO LOUNGE)
16'05 x 7'09 (5.00m x 2.36m)
UPVC double glazed doors into garden. Solid oak flooring. Radiator.

KITCHEN
16'08 max x 5'09 (5.08m max x 1.75m)
UPVC double glazed window. Tiled floor. Vertical radiator. Range of base units and wall cupboards.

FIRST FLOOR

LANDING
UPVC double glazed window. Fitted carpet.

BEDROOM ONE
10'11 x 10'10 to wardrobe space (3.33m x 3.30m to wardrobe space)
Two UPVC double glazed window with bespoke shutters. Laminate floor. Radiator. Two fitted wardrobes.

BEDROOM TWO
12'08 x 8'04 (3.86m x 2.54m)
UPVC double glazed window with bespoke shutters. Laminate floor. Radiator. Loft access - Loft is boarded and has a Velux window. Also contains the combi boiler.

BATHROOM
8'08 x 5'05 (2.64m x 1.65m)
UPVC double glazed window. Laminate floor. Radiator. Part tiled walls. Bath with overhead shower. W/C. Wash basin.

OUTSIDE
Elevated patio area with outdoor w/c. Steps down to additional patio area with water feature. Pathway in to gardens with greenhouse and seating area. Detached garage with power and lighting.

To the front of the property there is a block paved driveway. Electric vehicle charger.

DETACHED GARAGE
10'03 x 17'09 (3.12m x 5.41m)
with power and lighting.








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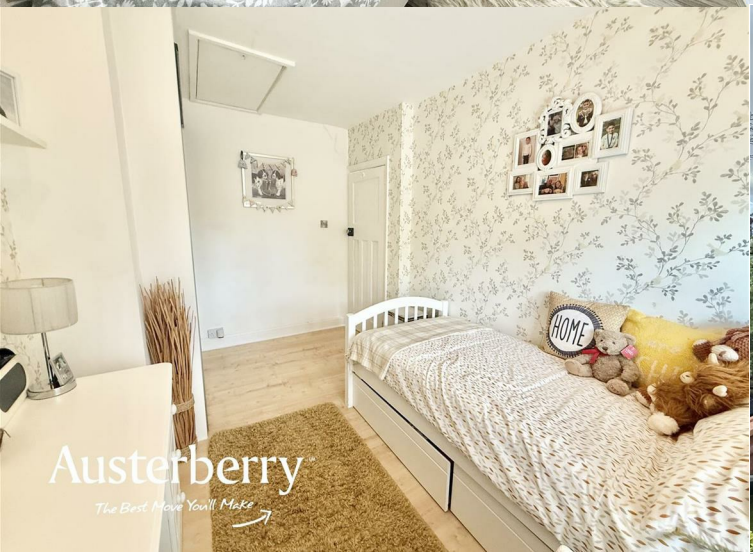
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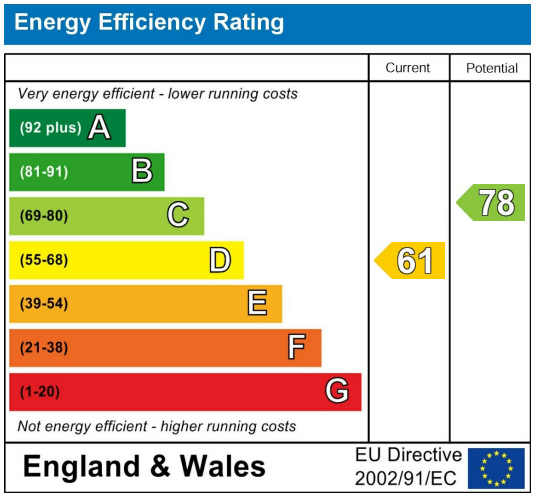
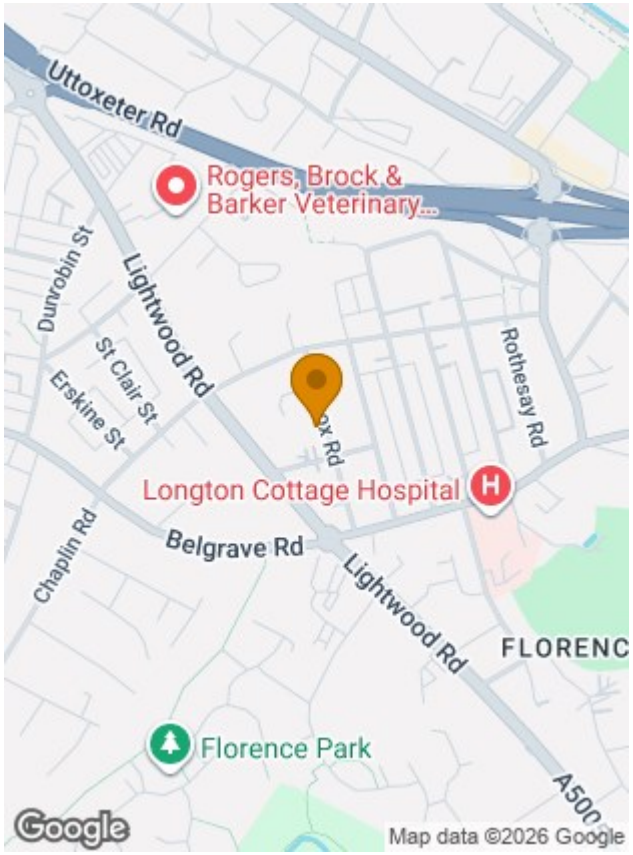

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
78
England & Wales
EU Directive 2002/91/EC


Uttoxeter Rd
Rogers, Brock & Barker Veterinary...
Durvobin St
Lightwood Rd
St Clair St
Erskine St
Rothesay Rd
Longton Cottage Hospital
Belgrave Rd
Chaplin Rd
Lightwood Rd
FLORENC
Florence Park
A500
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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A





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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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