



Cromartie Street,
Dresden



OneAgency

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£135,000

Exceptionally well-presented mid-terraced house which has undergone a programme of refurbishment by the present vendor, including a recently fitted kitchen, bathroom and boiler. The property retains plenty of character with a number of original-style features and offers well-proportioned accommodation comprising two reception rooms, kitchen, ground-floor bathroom and two good-sized bedrooms. Externally, the property benefits from a forecourt to the front and an enclosed low-maintenance rear garden. Conveniently situated for access to Longton Park, Longton town centre and the A50.





Sitting Room

Double glazed window to the front, door to the front, LVT flooring, under stairs storage area, exposed brick recess.

Lounge

Double glazed window to the rear, LVT flooring, stairs to first floor, electric wall mounted fire.

Kitchen

Double glazed window to the side, fitted with a range of wall, base and drawer storage units, electric hob and oven with extractor above, Navien combi boiler, plumbing for washing machine. Sink and drainer unit, part tiled walls.

Rear Lobby

Door to side, storage space.

Bathroom

Double glazed frosted window to the side, hand wash basin, WC, panelled bath with overhead shower and separate hand held shower attachment. Part tiled walls, radiator.

Bedroom 1

Double glazed window to rear, radiator, feature fireplace, LVT flooring.

Bedroom 2

Two double glazed windows to the front, feature fireplace, built in storage area with access to loft.

Outside

Rear enclosed garden area with artificial turf and gated access.

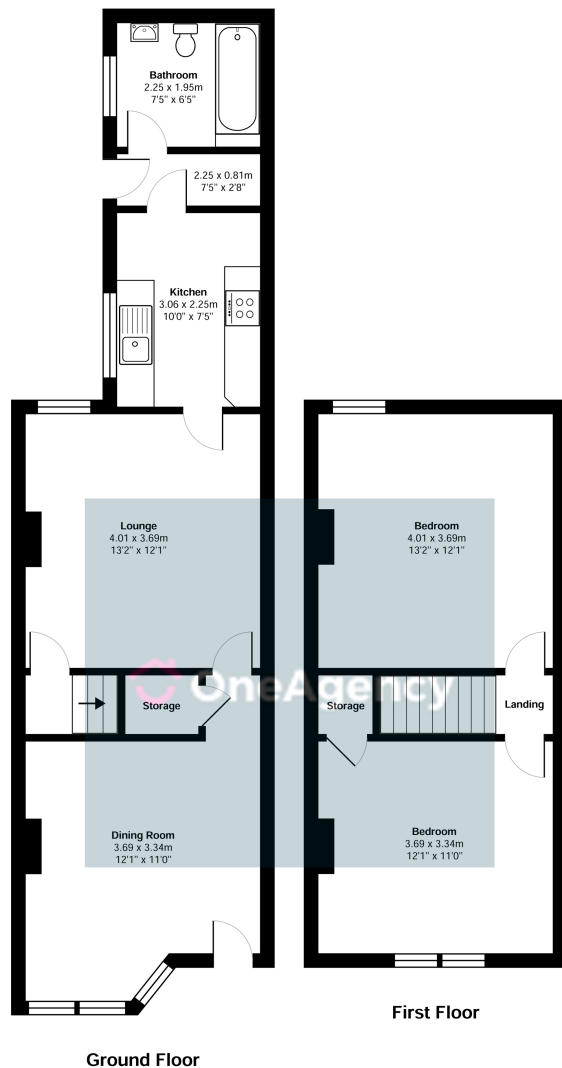
Agents Notes

Stoke on Trent Council Tax Band A

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.





All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.