



Southlands Avenue,
Dresden



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £165,000

Offered for sale with no onward chain, this spacious semi-detached property is located in the popular residential area of Dresden, close to Longton Park, local amenities, and with easy access to the A50. The property benefits from off-road parking, a detached garage, and a generous rear garden with patio area, ideal for outdoor use. Viewing is highly recommended.





Ground Floor

Hall

Entered through a UPVC front door, double glazed window, radiator and vinyl flooring.

Lounge

4.22m x 3.37m (13' 10" x 11' 1") A double glazed bay window to the front, fireplace and surround, radiator and carpet flooring.

Dining Room

4.17m x 2.86m (13' 8" x 9' 5") Sliding doors to the rear garden, storage cupboard, radiator and laminate flooring.

Kitchen

4.94m x 3.06m (16' 2" x 10' 0") A range of wall and base units with worktops, sink basin unit, oven and gas hob, plumbing for a washing machine, space for a fridge/freezer, UPVC door, radiator, double glazed windows and vinyl flooring.

First Floor

Bedroom One

3.76m x 3.07m (12' 4" x 10' 1") A double glazed bay window to the front, storage space with boiler, fitted wardrobe unit, radiator and carpet flooring.

Bedroom Two

2.79m x 2.39m (9' 2" x 7' 10") A double glazed window to the rear, radiator and carpet flooring.

Bathroom

1.87m x 1.84m (6' 2" x 6' 0") A white suite with bath and overhead shower, pedestal hand wash basin, low level w/c, tiled walls, double glazed window, radiator and vinyl flooring.

External

Detached Garage - An up and over door ideal for storage.

Front - A paved driveway with space for off road parking.

Rear - A paved area suitable for seating and a further generous lawned section with fenced borders.

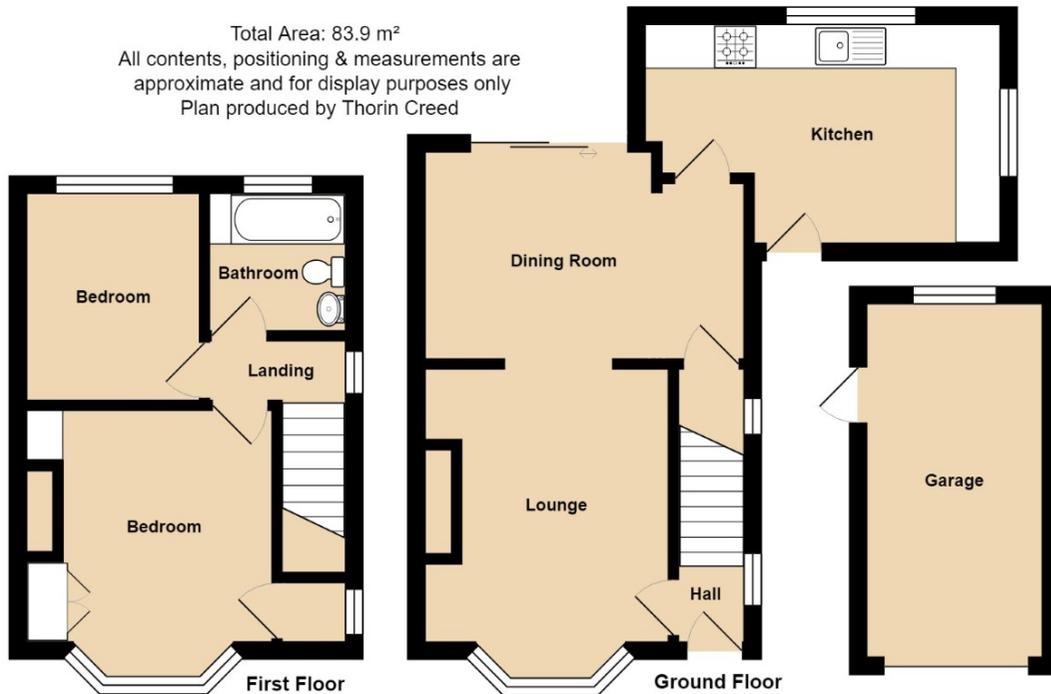
Agents Notes

Stoke-on-Trent Council Tax Band B

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.

Total Area: 83.9 m²
All contents, positioning & measurements are
approximate and for display purposes only
Plan produced by Thorin Creed



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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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.**

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