



Debenham Crescent,
Eaton Park



OneAgency

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Offers in Region of £200,000

Very well presented link detached house with garage. The property benefits from a block paved driveway to the front providing ample off road parking, first floor family bathroom with the added benefit of a ground floor shower room. Viewing of this property which is located on a popular residential location is highly recommended.





GROUND FLOOR

ENTRANCE HALLWAY

Door to front, stairs to first floor, laminate flooring, radiator, understairs store.

SHOWER ROOM

1.18m x 1.72m (3' 10" x 5' 8") Comprising of shower cubicle, W.C., and wash basin, tiled walls, tiled floor, double glazed frosted window to front, heated towel rail.

KITCHEN

2.94m x 2.47m (9' 8" x 8' 1") Double glazed window to front, laminate flooring, modern fitted kitchen with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, stainless steel sink and drainer unit with mixer tap, part tiled walls, integral dishwasher.

LIVING/DINING ROOM

5.67m max x 4.21m max (18' 7" x 13' 10") Two radiators, laminate flooring, double glazed window to rear, sliding patio doors to rear.

FIRST FLOOR

LANDING

Double glazed window to side, access to loft. Gas boiler in loft.



BEDROOM

4.14m x 2.92m (13' 7" x 9' 7") Radiator, double glazed window to rear.

BEDROOM

2.68m x 2.93m (8' 10" x 9' 7") Double glazed window to front, radiator.

BEDROOM

2.67m x 3.24m (8' 9" x 10' 8") Radiator, double glazed window to rear.

BATHROOM

2.55m x 1.75m (8' 4" x 5' 9") Contemporary modern white bathroom suite, heated towel rail, tiled walls, tiled floor, frosted double glazed window to front.

GARAGE

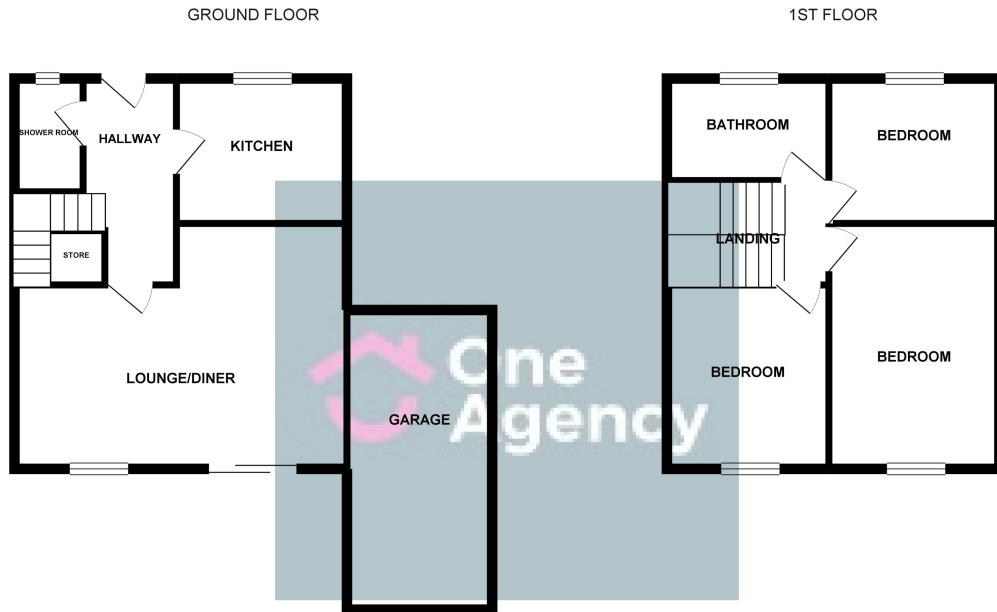
5.14m x 2.48m (16' 10" x 8' 2")

OUTSIDE

Ample off road parking for a number of vehicles to the front. Generous sized rear garden with patio area.

Agents Notes

Stoke-on-Trent council tax band C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(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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