



Belgrave Road,  
Dresden

 **OneAgency**

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# £169,500

Traditional semi detached house, located in a popular residential location, close to Longton Park and access to the A50. The property benefits from ample off road parking, good sized rear garden with sitting area and garage. Viewing of this property is highly recommended.





## GROUND FLOOR

### Entrance Lobby

Double glazed frosted window to side, radiator, door to front, engineered oak flooring.

### Living Room

Double glazed window to front, radiator, engineered oak flooring, electric fire with feature fire surround.

### Kitchen/Diner

Double glazed windows to rear, door to side, under stairs storage area with plumbing for automatic washing machine, fitted with a range of wall, base and drawer storage units, fitted hob with extractor fan above, integral double oven, integral fridge, integral freezer, sink and drainer unit with mixer tap, breakfast island, tiled floor, radiator.

## FIRST FLOOR

### Landing

Access to loft, double glazed frosted window to side.

### Bedroom One

Double glazed window to front, radiator, fitted wardrobes, built in storage area with Worcester boiler with Nest thermostat, double glazed frosted window to front.

### Bedroom Two

Double glazed window to rear, radiator.

### Bathroom

Bathroom suite comprising of panelled bath with mains shower above, WC, hand wash basin, tiled floor, tiled walls, heated towel rail.

### Outside

Ample off road parking with driveway leading to the garage. Good sized rear garden with sitting area.

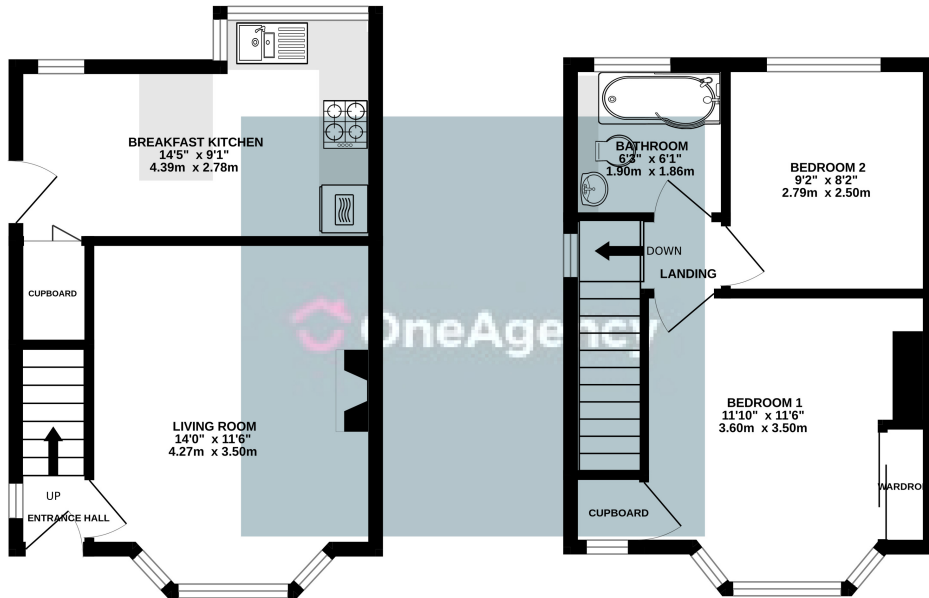
### Agents Notes

Council Tax Band A

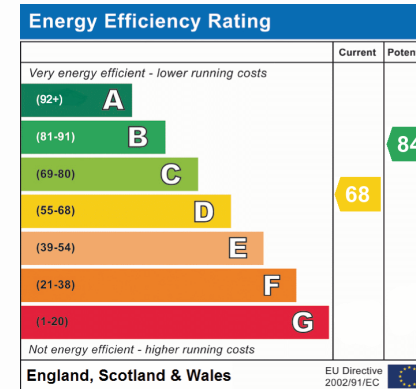
Stoke on Trent Local Council

GROUND FLOOR

1ST FLOOR



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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