



Shemilt Crescent,  
Bradeley

 **OneAgency**

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# £225,000

A stunning 2/3 bedroom detached home which has undergone an extensive programme of renovation by the present vendors, now offering stylish and high-quality living accommodation throughout. The property also benefits from a superb summer house/bar area, perfect for entertaining. To the front is a block paved driveway providing ample off-road parking, while the landscaped rear garden features Indian stone paving and low-maintenance artificial turf, creating an ideal outdoor space for families and social gatherings. The accommodation is well presented and comprises a welcoming living room and a modern open-plan dining kitchen. The ground floor extension provides a versatile additional reception room, currently used as a sitting room/snug, but offering excellent potential for use as an occasional third bedroom, home office or guest space if required. There is also an integral garage, presently utilised as a useful utility area. To the first floor are two well-proportioned bedrooms, including a superb master bedroom with en-suite facilities, along with a further bedroom and a contemporary family bathroom. Viewing is essential to fully appreciate the flexible 2/3 bedroom layout, high standard of finish and excellent outdoor amenities on offer.





#### Entrance Porch

Double glazed window to the front, feature window into house, door to front, tiled floor, radiator, fitted storage.

#### Living Room

Stairs to first floor, LVT flooring, radiator, modern ceiling design enhanced by feature lighting.

#### Dining Kitchen

Double glazed window to rear, double glazed french doors to rear, fitted range of wall, base and drawer storage units, induction hob with extractor above, integrated appliances comprising of oven, microwave, fridge freezer, with separate further freezer area, dishwasher, sink and drainer unit with mixer tap, breakfast island with storage below, ample work surface area, LVT flooring.

#### Sitting Room / Bedroom 3

LVT flooring, double glazed french doors to rear, sky light window.

#### Garage

Currently used as utility area with electric roller shutter doors, wall mounted boiler, stainless steel sink and drainer unit, plumbing for washing machine, space for dryer.

#### Landing

Built in storage area, radiator.

#### Master Bedroom

Double glazed window to the front, fitted wardrobes, radiator.

#### En Suite Shower Room

Shower cubicle with mains shower, WC and hand wash basin. Double glazed frosted window to the front, radiator LVT flooring.

#### Family Bathroom

Panelled bath with shower attachment, WC, vanity wash hand basin, radiator, tiled floor, part tiled walls.

#### Bedroom 2

Double glazed window to the rear, fitted wardrobes, radiator.

#### Outside

Block paved driveway proving ample off road parking for several vehicles. Rear garden with Indian stone, artificial turf and a superb timber summerhouse with bar area.

#### Agents Notes

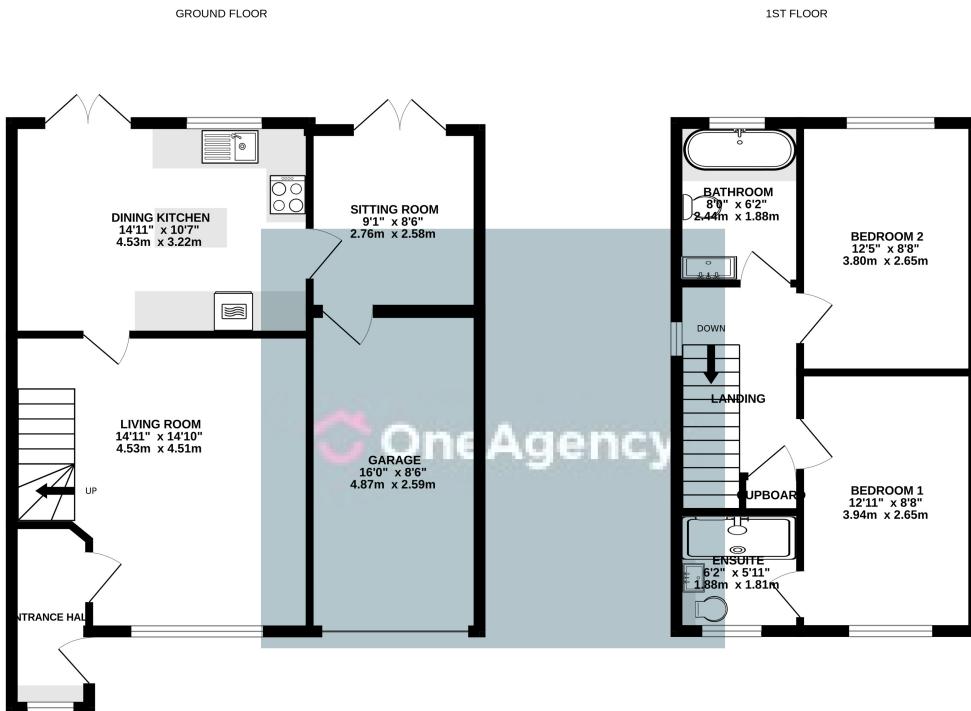
Stoke-on-Trent Council Tax Band C

#### 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.

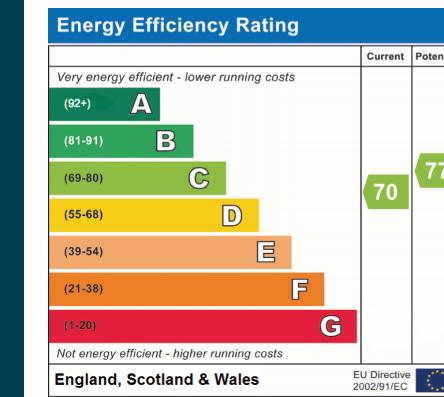


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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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