



**Cookson Avenue,
Dresden ST3 4NR**



£135,000

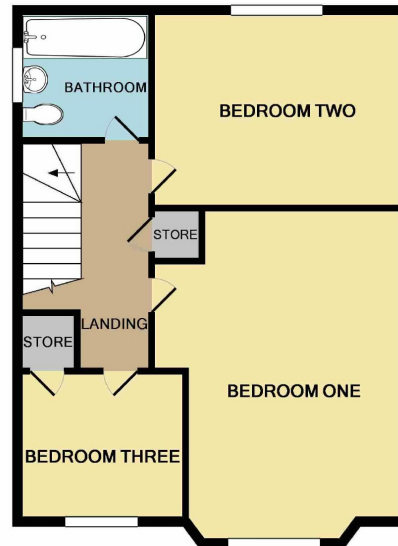
Is it time for you to cook up a meal in this three bedroom semi-detached property on Cookson Avenue? Sold with NO ONWARD CHAIN and comprising briefly; lounge with feature fireplace, open-plan dining area with sliding doors to garden, fitted kitchen, downstairs toilet, three good-sized bedrooms and a family bathroom. Also, having driveway parking leading to GARAGE, double glazing, CENTRAL HEATING and an enclosed rear garden.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ground Floor Accommodation

Entrance Hallway

UPVC double glazed composite door to front elevation, stairs to first floor, under-stairs storage cupboard, radiator and a ceiling light point.

Lounge

Having a feature fireplace with gas fire, UPVC double glazed bay window to front elevation, two radiators, UPVC double glazed sliding doors to rear elevation, ceiling coving and two ceiling light points.

Fitted Kitchen

A range of matching wall, drawer and base units with tiled splash-backs, space for cooker with extractor hood over, one and a half bowl sink with single drainer and mixer tap over, space and plumbing for washing machine, wooden flooring, UPVC double glazed window to side elevation and a ceiling light point.

Rear lobby

UPVC composite door to rear elevation, storage cupboard and a ceiling light point.



Downstairs toilet

Low flush toilet, window to rear elevation and a ceiling light point.

First Floor Accommodation**Bedroom One**

UPVC double glazed bay window to front elevation, radiator and a ceiling light point.

Bedroom Two

UPVC double glazed window to rear elevation, radiator and a ceiling light point.

Bedroom Three

UPVC double glazed bay window to front elevation, radiator, storage cupboard and a ceiling light point.

Bathroom

Panelled bath with shower over, low flush toilet, wash hand basin, low flush toilet toilet, tiled walls, UPVC double glazed frosted window to rear elevation, radiator and a ceiling light point.

Exterior

FRONT -

REAR - Having an enclosed rear garden with patio area laid to lawn, access to the garage and store room and side gated access.

Garage

Up-and-over door to front elevation, window to rear elevation, power sockets, ceiling light point and door to store room (with door to rear elevation).





IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. 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 or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.