



# ESTATE AGENTS

*... the key to a successful move*



**Tawney Crescent, Stoke-On-Trent, ST3 6LS**

**Offers in the  
region of  
£160,000**

- \* Three-bedroom semi-detached property
  - \* Spacious lounge
  - \* Kitchen/diner
- \* Ideal for first-time buyers and families
  - \* No Chain

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# Tawney Crescent, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

A Fantastic Three-Bedroom Family Home with Driveway Parking and Rear Garden

An exciting opportunity to acquire this appealing three-bedroom semi-detached home, offering spacious and versatile accommodation, off-road parking and a private outdoor space. Ideally suited to first-time buyers, young families and growing households, this property combines practical living space with all the ingredients for a wonderful home.

The ground floor welcomes you with an entrance hall leading into a generously proportioned lounge, providing the perfect setting for relaxing with family or entertaining friends. To the rear, the kitchen/diner offers a practical and sociable space for everyday dining and family life, complemented by a separate utility room and a convenient ground-floor WC.

To the first floor, there are three well-proportioned bedrooms, including two good-sized double bedrooms, together with a family bathroom, providing comfortable accommodation for a variety of buyers.

Externally, the property benefits from a driveway providing valuable off-road parking, while the rear garden offers an excellent outdoor space for summer entertaining, family activities or simply unwinding at the end of the day. A useful lean-to provides additional covered space.

With its generous lounge, separate utility facilities, three-bedroom layout and desirable off-road parking, this is a fantastic opportunity to secure a home with plenty of appeal for both first-time buyers and families alike.

Properties offering this combination of space and practicality are always worth a closer look. Contact Keys Estate Agents today to arrange your viewing.

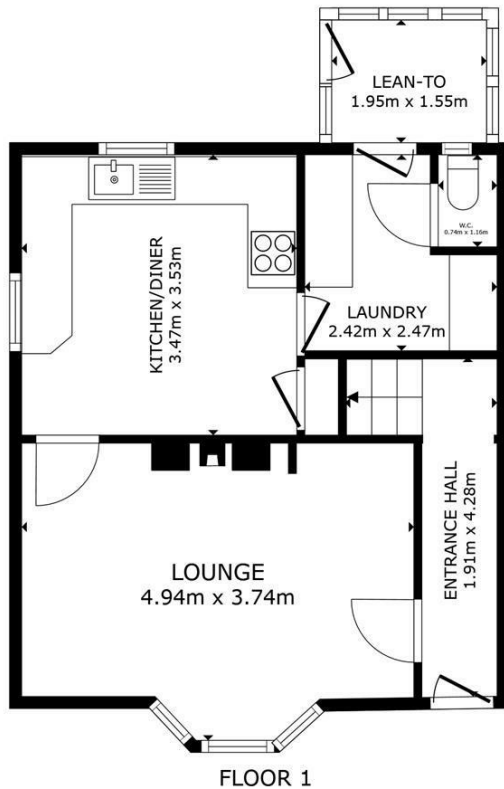
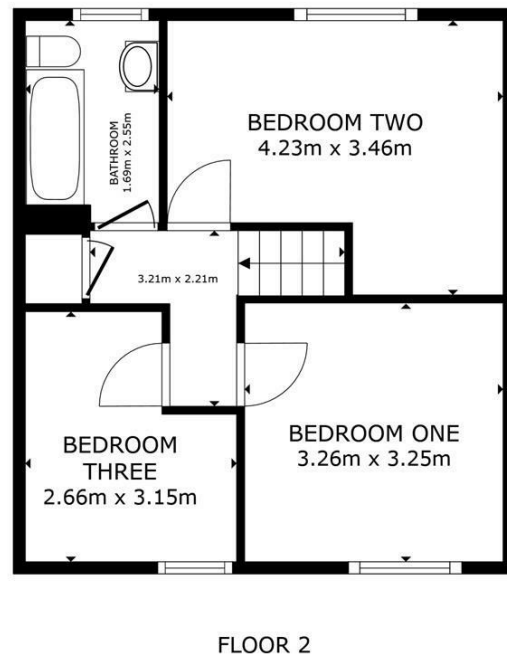


# Tawney Crescent, Stoke-On-Trent,



| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                     |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (92 plus) <b>A</b>                                              |                            |                                                                                     |
| (81-91) <b>B</b>                                                |                            |                                                                                     |
| (69-80) <b>C</b>                                                |                            |                                                                                     |
| (55-68) <b>D</b>                                                |                            |                                                                                     |
| (39-54) <b>E</b>                                                |                            |                                                                                     |
| (21-38) <b>F</b>                                                |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |



GROSS INTERNAL AREA  
FLOOR 1 45.0 m<sup>2</sup> FLOOR 2 41.0 m<sup>2</sup>  
TOTAL : 86.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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