

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



35 Cornwallis Street, Stoke, Stoke-On-Trent, ST4 1DZ

Offers Over

£110,000

- One Of The Best!
- Fitted Kitchen
- Combi Boiler & New Fitted Carpets
- Useable Loft Space
- Two Bedrooms
- Modern White Bathroom Suite
- FF W/C
- Immaculate Rear Yard

One of the best terraced type houses you'll find!

Walk through the composite front door of this house and you will be greeted by a beautifully appointed living area with UPVC patio doors and feature fireplace! The kitchen provides maximum use of space with storage and integrated oven & hob and the bathroom has a modern white suite and a cupboard containing the gas combi boiler.

Upstairs are two well presented and generous bedrooms with recently fitted carpets. Furthermore, there is also an upstairs WC and a useable loft room with a fold down ladder and skylight! Outside the property has an immaculate rear yard laid out for low maintenance.

Viewing is highly recommended so contact us today to avoid disappointment.

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### COMBINED LIVING AND DINING ROOM

25'4 x 11'1 (7.72m x 3.38m)

Composite front door. UPVC double glazed window. UPVC double glazed patio doors. Two radiators. Stairs to the first floor. Feature fireplace with electric fire. Laminate flooring.

### KITCHEN

11'7 x 5'6 (3.53m x 1.68m)

Range of cottage style wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Tiled splashback. UPVC double glazed window. Laminate flooring. Radiator.

### BATHROOM

6'10 x 5'4 (2.08m x 1.63m)

Modern white suite with shower over the bath, pedestal wash basin and wc. Chrome heated towel rail radiator. Tiled flooring. PVC panelled walls. Spotlights. UPVC double glazed window. Cupboard containing the gas combi boiler.

## FIRST FLOOR

### LANDING

New fitted stair and landing carpet. White hand rail. Radiator. Access to the loft via a loft ladder.

## LOFT SPACE

Useable loft space with a work bench.

### BEDROOM ONE

13'9 x 8'10 (4.19m x 2.69m)

New fitted carpet. Feature painted wall. UPVC double glazed window. Radiator. Fitted wardrobes. Additional storage cupboard.

### BEDROOM TWO

11'1 x 8'1 (3.38m x 2.44m#0.30m)

New fitted carpet. Radiator. Feature panelled wall. UPVC double glazed window.

### WC

Wash basin and wc. PVC flooring. Extractor.

## OUTSIDE

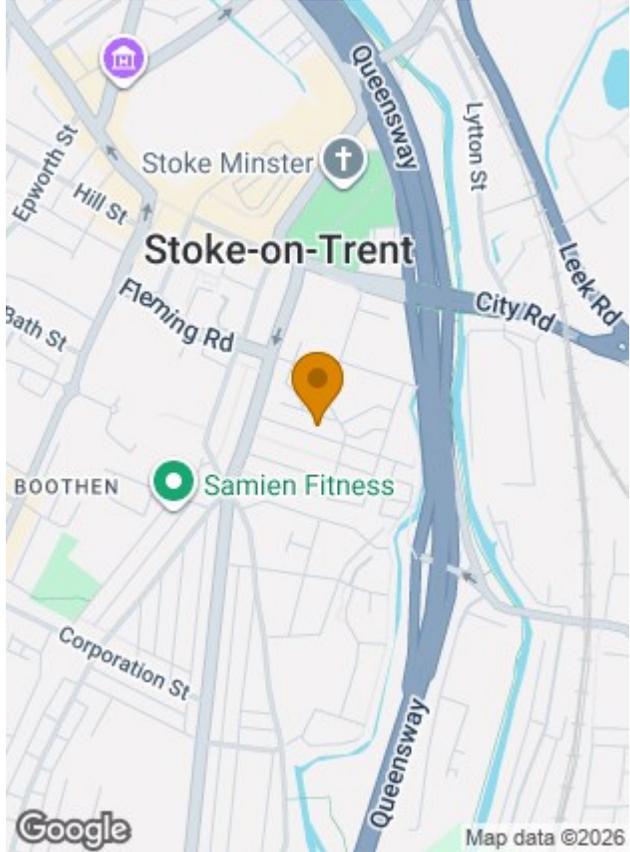
To the rear there is an immaculate paved yard with seating space and a private garden, an outside tap and parking.

On street parking to the front.





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 2002/91/EC 	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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