

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 California Street, Longton, Stoke-On-Trent, ST3 2LP

£150,000

- Three Bedrooms
- Open Plan Kitchen With Dining Space
- Overlooking Open Space At The Rear
- Combi Boiler
- No Chain!
- Modern Wet Room
- Close To Longton Town Centre
- Low Maintenance Gardens

THREE BEDROOMS AND NO CHAIN!

A tastefully presented home within walking distance of popular schools, Tesco and Longton town centre you will find this impressively spacious town house.

The open-plan kitchen with dining space offers plenty of storage with an attractive tiled floor and the lounge is bright with two UPVC windows and a feature fireplace.

There are three generous bedrooms upstairs as well as a modern wet room suite and the gardens are laid out for low maintenance with a pedestrian gate onto a pleasant open space.

The property is being sold with no onward chain so please get in touch to arrange your viewing!



GROUND FLOOR

ENTRANCE HALL

Grey fitted carpet. UPVC double glazed front door and side window. Stairs to the first floor.

LOUNGE

17'9 x 9'10 (5.41m x 3.00m)

Grey fitted carpet. Two radiators. Two UPVC double glazed windows. Marble fireplace and surround with gas fire.

OPEN PLAN KITCHEN WITH DINING SPACE

17'9 x 8'2 (5.41m x 2.49m)

Range of wall cupboards and base units with a freestanding gas cooker. Plumbing for washing machine. Tiled splashback. Tiled flooring. Two integral pantry cupboards. Two UPVC double glazed windows.

REAR HALL

Tiled flooring. Under stairs storage area. UPVC double glazed door into a...

SMALL PORCH

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Cupboard containing the Vaillant combi boiler and shelving. Access to the loft.

BEDROOM ONE

11'6 x 10'2 (3.51m x 3.10m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'0 x 9'10 (3.05m x 3.00m)

Grey fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail and shelf.

BEDROOM THREE

7'6 x 6'11 (2.29m x 2.11m)

Grey fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail and shelf.

SHOWER/WET ROOM

9'11 x 5'9 (3.02m x 1.75m)

Modern wet room suite with electric power shower, wash basin and wc. Tiled walls. Vinyl flooring. Two windows. Extractor fan.

OUTSIDE

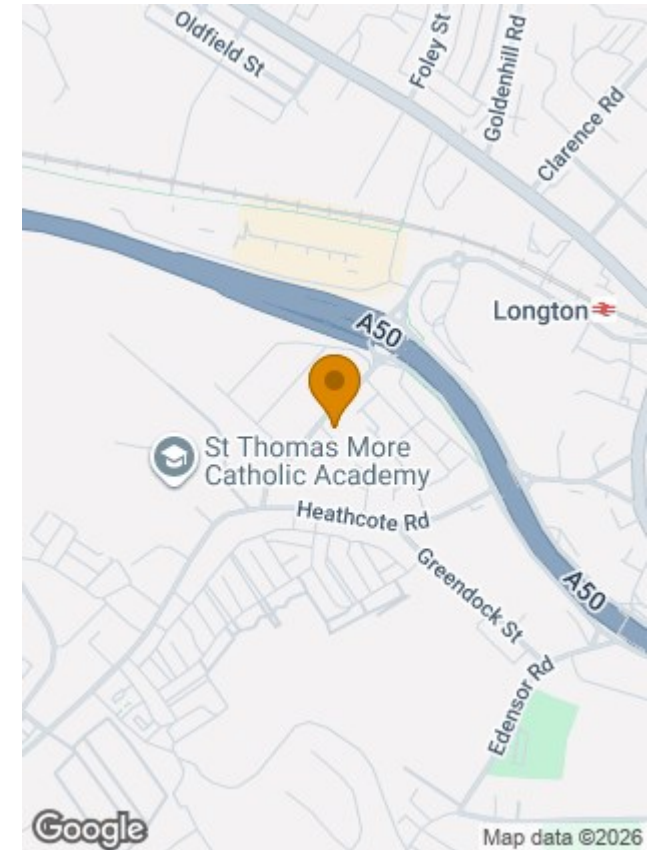
The front garden is enclosed with two small lawns and a paved path.

The enclosed low maintenance rear garden has golden gravel, paved path and borders and a useful outhouse for storage. There is also a pedestrian gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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