

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Esperanto Way, Smallthorne, Stoke-On-Trent, ST6 1SF

Offers In Excess Of

£245,000

- A Unique Property
- Semi-Detached House + Separate Bungalow Annex
- Large Garage/Workshop
- Gas Central Heating
- No Onward Chain
- Three Bedrooms + Bungalow Annex
- Convenient Location
- Low Maintenance Gardens

A Unique Property!

A very rare if not unique opportunity to purchase a family-sized semi-detached house with three bedrooms and a useful loft room which also has the benefit of a separate detached bungalow annex which was built as a house for a dependent relative (With building regulations approval) but could also serve as a very practical home office.

Both properties have gas central heating, there is a useful loft room to the main house and the additional benefit of an extensive workshop/potential garage.

The property is complemented by low maintenance gardens and an extensive indian stone patio and it's well located conveniently close to the city centre.

For more information call or e-mail.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and windows. Wood laminate flooring. Radiator. Under stairs storage cupboard. Stairs leading to the first floor.

CLOAKS/WC

4'1 x 2'8 (1.24m x 0.81m)

Grey laminate flooring. White low level wc. Radiator.

LOUNGE AND DINING ROOM

25'5 x 11'5 max, 9'4 min (7.75m x 3.48m max, 2.84m min)

LOUNGE AREA

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

DINING AREA

Laminate flooring. Radiator. Spotlights. UPVC double glazed double doors leading out into the garden.

KITCHEN

10'8 x 8'0 (3.25m x 2.44m)

Laminate flooring. Range of base units. Radiator. UPVC double glazed window. Vaillant gas combi boiler. UPVC double glazed external door.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the...

LOFT ROOM

With access to under eaves storage.

BEDROOM ONE

11'7 x 10'0 min (3.53m x 3.05m min)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

12'0 x 9'8 (3.66m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'10 x 7'8 (2.39m x 2.34m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

7'10 x 5'4 (2.39m x 1.63m)

Grey laminate flooring. White suite consisting of a corner bath with shower fitting over, low level wc and pedestal wash basin. Radiator. UPVC double glazed window. Extractor.

OUTSIDE

To the front of the property is a tarmac driveway and gravelled low maintenance front garden.

The driveway leads to tall gates which in turn lead to the...

DETACHED GARAGE/WORKSHOP

19'9 x 9'8 internal measurement (6.02m x 2.95m internal measurement)

Double glazed double doors to the front. Light and power.

There are two large Indian Stone patio areas to the rear garden beyond which is the...

DETACHED BUNGALOW ANNEXE

19'0 x 12'7 internal measurements (5.79m x 3.84m internal measurements)

UPVC double glazed external doors,

LOUNGE AREA

Fitted carpet. Radiator. UPVC double glazed window. Mitsubishi aircon unit.

KITCHEN

Vinyl flooring. Range of modern wall cupboards and base units. Radiator. Gas combi boiler (from bottled propane gas).


WET ROOM

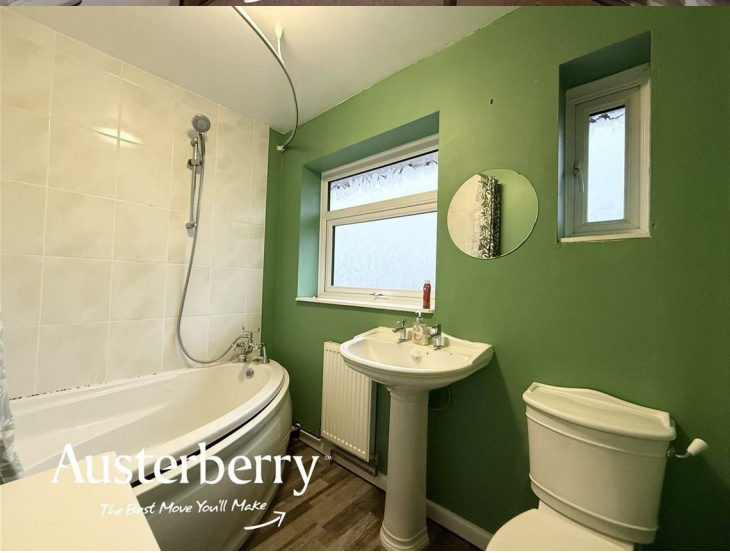
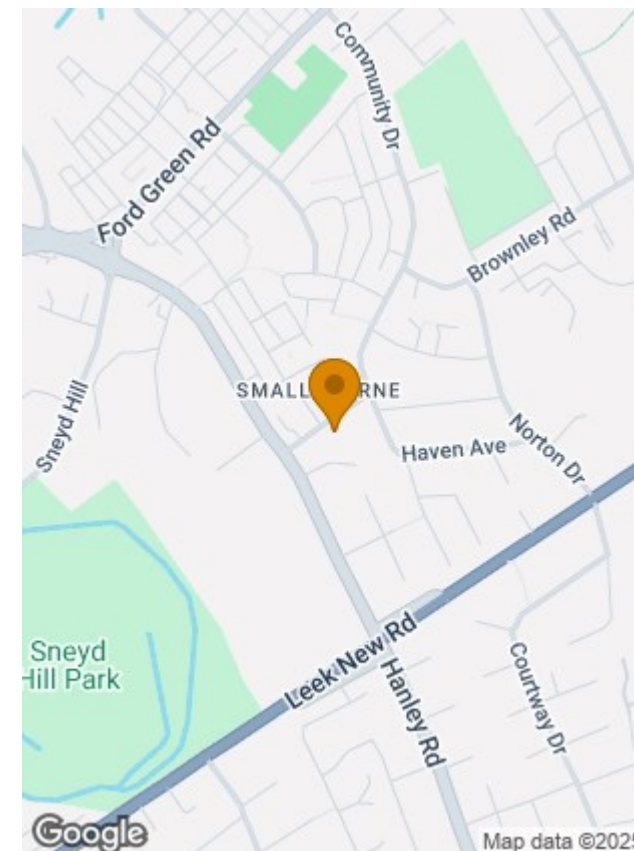
Shower, white low level wc and pedestal wash basin. UPVC double glazed window. Centrally heated towel rail radiator.

We understand that the electricity supply to the bungalow annex is shared with 14 Esperanto Way, that the gas central heating is from bottled propane gas and that the drainage and sewage is pumped to the main drains at 14 Esperanto Way. We will be delighted to provide detailed information in this respect in conjunction with the vendor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	71	
(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 - C



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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