

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Thirlmere Grove, Longton, Stoke-On-Trent, ST3 5HZ

£165,000

- Three Bedrooms
- No Onward Chain
- Large Garage
- Convenient Location
- Spacious Accommodation
- Conservatory
- Manageable Gardens

IMPRESSIVE ACCOMMODATION WITH THREE BEDROOMS!

With the benefit of one bedroom on the ground floor and two bedrooms on the first floor this semi-detached property really does offer the best of all worlds!

Step inside the house and we are confident you will be impressed by the amount of space on offer here. The lounge is a particularly large room and from the dining room the open plan staircase leads to the first floor and sliding doors lead into the conservatory. There is a shower room on the ground floor, gas central heating throughout and a particularly large garage fitted with an electrically operated roller shutter door.

This property is conveniently close to the town centre and is being sold with no onward chain to slow down your purchase.

For more information call or e-mail us.



GROUND FLOOR

PORCH

UPVC double glazed front door and windows. Tiled flooring. UPVC double glazed window. Double glazed door leading into the...

KITCHEN

113" x 8'2" (34.44m x 2.49m)

A range of base units and wall cupboards in medium/dark timber finish together with integrated gas hob cooker hood, under oven and fridge. Plumbing for washing machine. Breakfast bar. Part tiled walls. Spotlights. Timber glazed internal window between this room and the garage.

LOUNGE

18'4" x 11'10" (5.59m x 3.61m)

Fitted carpet. Radiator. UPVC double glazed bow window with fitted vertical blinds. Feature fireplace with living flame gas fire. Open archway leading into the...

DINING ROOM

11'0" x 9'10" (3.35m x 3.00m)

Fitted carpet. Radiator, Spotlights. Open plan stairs leading to the first floor. Timber double glazed patio doors leading into the...

CONSERVATORY

10'3" x 7'7" (3.12m x 2.31m)

Tiled floors. Timber double glazed windows and sliding doors leading into the garden.

INNER HALL

Fitted carpets. Large storage cupboard with shelving.

SHOWER ROOM

6'7" x 5'6" (2.01m x 1.68m)

Tiled floor and walls. Low level WC with pedestal wash basin and shower. Spotlights. Extractor. Radiator. Timber double glazed window with fitted roller blind. Storage cupboard.

BEDROOM THREE

9'10" x 9'0" (3.00m x 2.74m)

Fitted carpet. Radiator. Timber double glazed window. Fitted shelving, cupboards and drawers.

FIRST FLOOR LANDING

Fitted stair and landing carpets.

BEDROOM ONE

13'5" x 8'4" to face of wardrobes (4.09m x 2.54m to face of wardrobes)

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

BEDROOM TWO

11'10" to face of wardrobes x 9'4" (3.61m' to face of wardrobes x 2.74m '1.22m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fitted wardrobes, dressing table and storage cupboards. Access to the loft, which houses the gas combi boiler.

OUTSIDE

The property has a very pleasant and private rear garden with paved patio, shaped lawn, established shrubs and a shed.

There is a neat lawn front garden with a low brick wall, lawn and borders. Block paved driveway leading to the...

ATTACHED GARAGE


28'5" x 7'6" (8.66m x 2.29m)

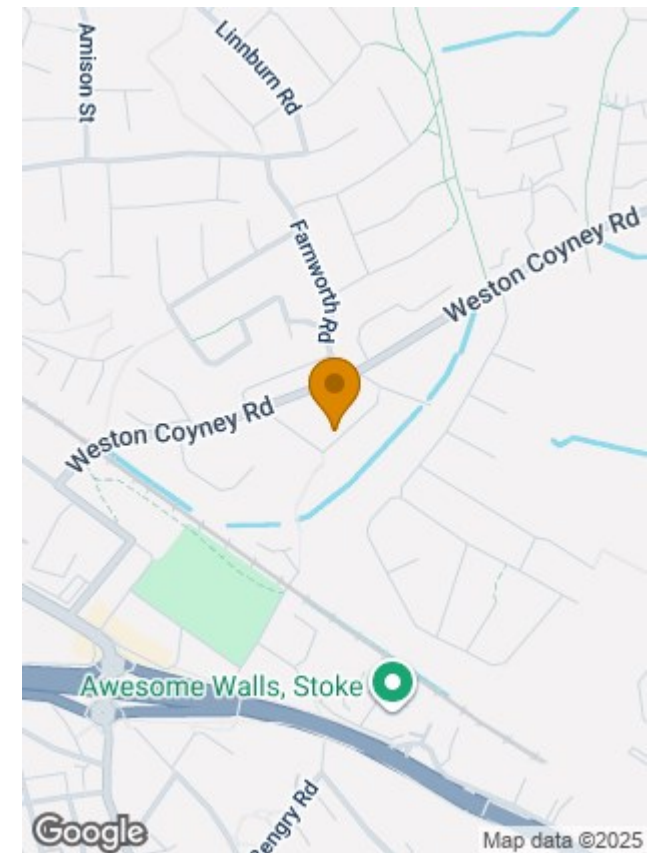
Electrically operated roller shutter door. Rear door. Light. Cold water tap.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

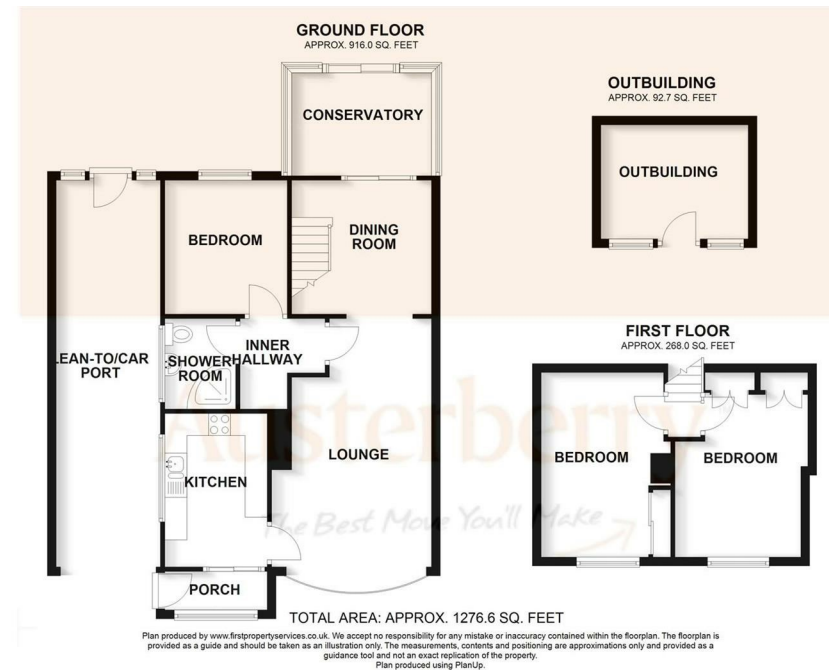
Tenure - Freehold

Council Tax Band - B



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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