

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



25 Quarry Avenue, Hartshill, Stoke-On-Trent, ST4 7EW

£310,000

- A Detached House
- Particularly Spacious Accommodation
- Three Large Bedrooms
- Modern Family Shower Room
- Desirable Location
- Detached Brick Outbuilding/ Potential Home Office
- Separate Lounge And Dining Room
- Private Rear Garden

SPACE AND LOCATION!

A detached house in a most popular Hartshill location conveniently close to the Royal Stoke University Hospital and to the village of Penkhull and a property which offers private gardens and particularly spacious accommodation.

This house has a walled frontage to Quarry Avenue with tall double gates and a range of security devices including alarm, CCTV and motion sensors.

The ground floor accommodation includes a cloakroom/WC, large lounge with feature media wall, separate dining room and a kitchen. Whilst on the first floor, all three bedrooms are of impressive proportions as is the family shower room.

The fully enclosed rear garden contains a substantial detached brick outbuilding suitable for a variety of purposes and perhaps conversion into a home office if required and the large timber outbuilding is currently in use as a home gym.

This is an unusual opportunity to acquire a detached house in this area at a most sensible price.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. UPVC double glazed windows. Tiled floor. Double radiator. Double doors leading into the lounge.

CLOAKROOM/WC

7'6 x 2'10 (2.29m x 0.86m)

Tiled floor. Part tiled walls. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. White low level wc and pedestal wash basin. Under stairs storage cupboard.

LOUNGE

17'9 x 14'10, max measurements (5.41m x 4.52m, max measurements)

Grey laminate flooring. UPVC double glazed bow window. Double and single radiators. Feature media wall and fireplace with living flame effect fire. Door leading into the...

DINING ROOM

12'11 x 10'3 (3.94m x 3.12m)

Laminate flooring. Double radiator. UPVC double glazed windows to the side and rear of the room. UPVC double glazed rear external door.

KITCHEN

15'5 x 12'10 (4.70m x 3.91m)

Tiled floor. Range of wall cupboards, base units and worktops with integrated electric hob, cooker hood and eye level oven. Double radiator. UPVC double glazed window. Concealed Vaillant combi boiler.

FIRST FLOOR

LANDING

Laminate flooring. UPVC double glazed window.

BEDROOM ONE

14'11 x 13'10 (4.55m x 4.22m)

Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO

19'5 max, 13'8 min x 12'10 (5.92m max, 4.17m min x 3.91m)

Grey laminate flooring. Two UPVC double glazed windows. Double radiator.

BEDROOM THREE

11'10 x 9'3 (3.61m x 2.82m)

Laminate flooring. Radiator. UPVC double glazed window. Door leading into bedroom one.

SHOWER ROOM

11'10 x 7'6 (3.61m x 2.29m)

White wash basin and wc, both within fitted units and a walk in rain head shower. UPVC double glazed window. Tiled walls. Black vertical towel rail radiator. Store.

OUTSIDE

Tall double gates lead into an enclosed and gravelled parking area and a driveway leads to a...

DETACHED SINGLE GARAGE

To the rear of the property is a fully enclosed cat enclosure that can be removed or left according to the wishes of a potential buyer. In addition there is a..

TIMBER SUMMER HOUSE/POTENTIAL GYM

13'5 x 9'7 approx internal measurements (4.09m x 2.92m approx internal measurements)

Light and power. And a...

DETACHED BRICK OUTBUILDING

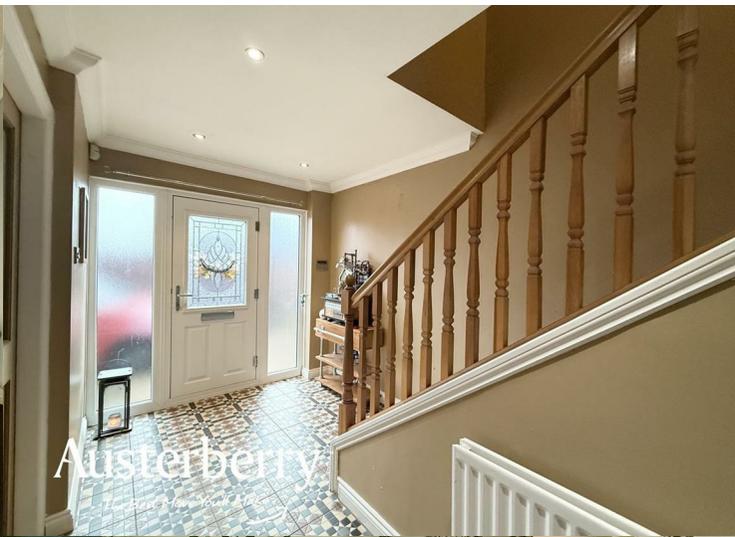
16'7 x 14'6 approx internal measurements (5.05m x 4.42m approx internal measurements)

And an...

ADDITIONAL STORAGE BUILDING

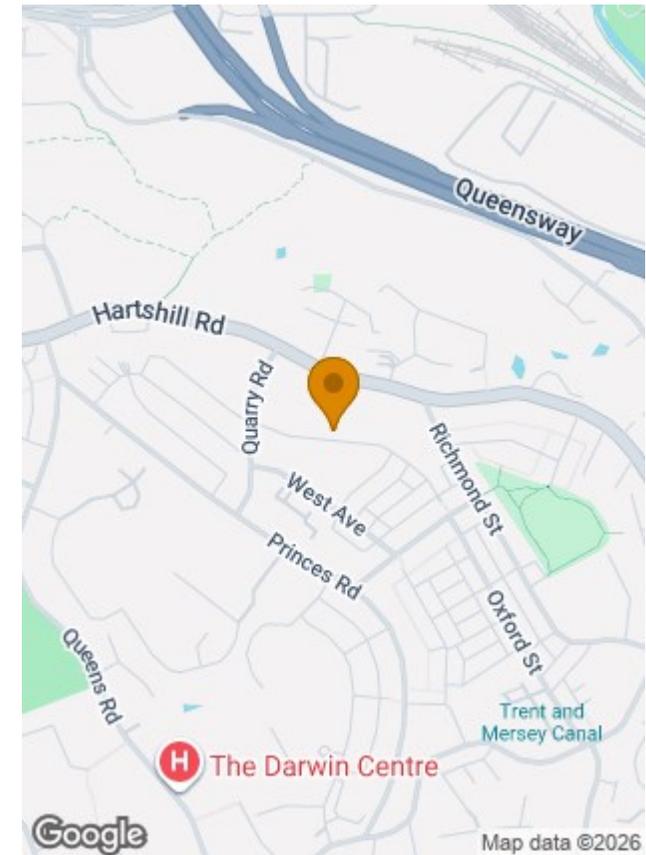
15'7 x 7'5 approx internal measurements (4.75m x 2.26m approx internal measurements)

Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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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