

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



26 Brickfield Place, Sandford Hill, Stoke-On-Trent, ST3 5AJ

£140,000

- Stylish Decoration and Presentation
 - Three Bedrooms
 - Combi Boiler
 - Stunning Bathroom
- Double Glazed Conservatory
 - UPVC Double Glazing
 - Fitted Kitchen with Appliances
 - Convenient Location

Stylish decoration and presentation really make this family sized semi-detached house stand out from the crowd!

Grey UPVC double glazing together with a double glazed conservatory and a stunning bathroom make all the difference and we're sure you'll also love the decking and led lighting!

At the moment pedestrian access to the front of the property is shared with next door... but that could easily be altered and though there is no off road parking immediately outside there is space to park nearby.

For more information call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window with fitted venetian blind. Most attractive and unusual tiled floor. Radiator with decorative cover. Stairs leading to the first floor. Door into the...

LOUNGE

14'7 x 11'3 (4.45m x 3.43m)

Fitted carpet. Radiator with decorative cover. UPVC double glazed bow window with fitted venetian blind. White fireplace surround and living flame gas fire.

KITCHEN WITH BREAKFAST SPACE

10'7 x 10'2 (3.23m x 3.10m)

Grey laminate look vinyl flooring. Range of grey wall cupboards and base units complete with electric hob, cooker hood, under oven and dishwasher. Plumbing for washing machine. Double radiator. UPVC double glazed window. Useful storage cupboard.

UTILTIY ROOM/HALL

6'11 x 6'6 (2.11m x 1.98m)

Grey laminate look vinyl flooring. Double radiator. Storage cupboard. Door leading into the conservatory.

CLOCKROOM/WC

4'4 x 3'4 (1.32m x 1.02m)

Tile effect vinyl flooring. UPVC double glazed window with fitted venetian blind. White low level wc and wash basin. Extractor. Radiator.

CONSERVATORY

10'2 x 9'6 (3.10m x 2.90m)

Tiled floor. UPVC double glazed windows with fitted venetian blind and UPVC double glazed double doors leading out into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted venetian blind. Large storage/airing cupboard with gas combi boiler for central heating and hot water. Access to the loft.

BEDROOM ONE

11'6 x 11'6 (3.51m x 3.51m)

Fitted carpet. Radiator. UPVC double glazed window and fitted roller blind. Built in wardrobes.

BEDROOM TWO

10'1 x 7'7 (3.07m x 2.31m)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blind.

BEDROOM THREE

9'10 x 5'3 (3.00m x 1.60m)

Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboard.

BATHROOM/WC

7'7 x 5'6 (2.31m x 1.68m)

Shower compartment, wash basin, a low level wc/. Two UPVC double glazed windows with fitted venetian blinds. Low voltage spotlights. Extractor. centrally heated towel rail radiator.

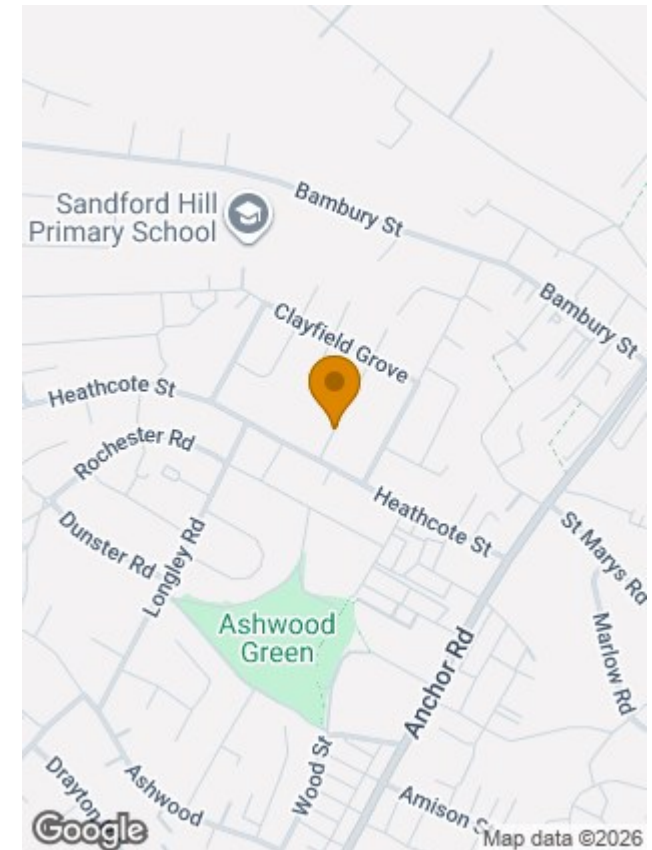
OUTSIDE

There's a lawned garden at the front of the house and a sunny South/South Westerly facing rear garden with decking (with led remote controlled lights) and lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

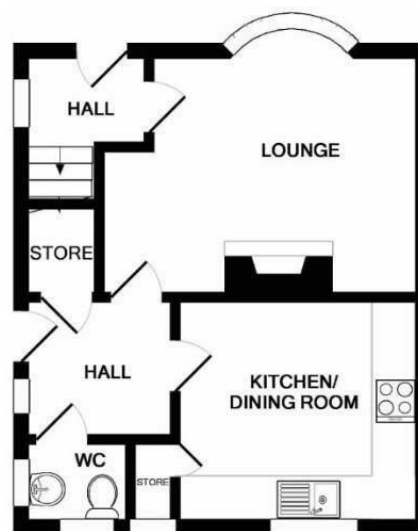
Tenure - Freehold

Council Tax Band - A

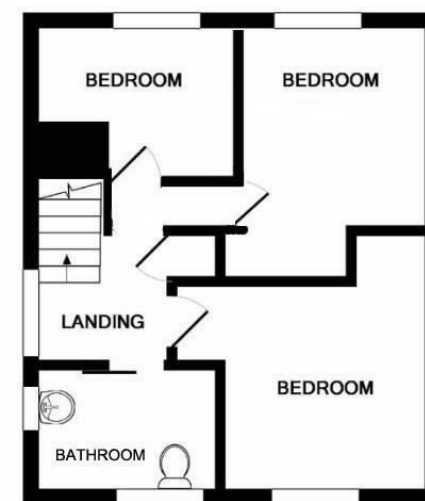


PLEASE NOTE

- * 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.



GROUND FLOOR



1ST FLOOR

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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