

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



83 Ashwood, Longton, Stoke-On-Trent, ST3 1DT

£190,000

- An Ideal Family Home
- Close To Shops And Schools
- Totally Refurbished, No Money To Spend!
- Brand New Fully Fitted Kitchen
- Master Bedroom With En-Suite Shower Room
- Refitted Family Bathroom
- Lovely Gardens And Detached Garage
- No Chain!

TOTALLY MODERNISED AND REFUBISHED... EVERYTHING YOU COULD ASK FOR!

Just a short walk away from local schools and neighbourhood shops and a detached single storey property which really takes your breath away.

The comprehensive refurbishment of this property has included a brand new fitted kitchen with integrated appliances and reconfiguration of the accommodation so that it can now offer a master bedroom with a newly fitted en-suite shower as well as a well-proportioned second bedroom and a newly refitted bathroom.

Unusually for a property of this type, the lounge is at the rear and double doors from the lounge open out onto a magnificent paved covered terrace for all weather use! There are lawned gardens to the front and rear of the property and it is being sold with no onward chain to slow down your purchase!

For more information call or e-mail us.



FULLY FITTED KITCHEN

12'10 x 9'1 (3.91m x 2.77m)

Grey laminate flooring. Composite double glazed external door. UPVC double glazed windows to the front and side, both with fitted blinds. Complete range of wall cupboards and base units with a high gloss white finish, soft close doors and drawers, integrated eye level oven, microwave, hob and dishwasher. Plumbing for washing machine. Spotlights. Wine rack. Radiator.

INNER HALL

Grey laminate flooring. Radiator.

BEDROOM ONE

10'8 x 10'6 (3.25m x 3.20m)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

7'5 x 3'0 (2.26m x 0.91m)

Tiled floor. Part tiled walls. White suite consisting of a low level wc, wash basin within a fitted unit and a walk in rain head shower. Spotlights. Extractor.

BEDROOM TWO

11'1 x 9'11 (3.38m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

6'7 x 6'0 (2.01m x 1.83m)

Tiled floor. Part tiled walls. White suite consisting of a shaped bath with rain head shower and screen over, low level wc and a wash basin within a fitted unit. UPVC double glazed window with fitted blind. Spotlights. Extractor. Stainless steel towel rail radiator.

LOUNGE

15'8 x 9'0 (4.78m x 2.74m)

Grey laminate flooring. Radiator. UPVC double glazed double doors, complete with fitted blinds leading out onto the patio.

OUTSIDE

There are lawned gardens to the front and rear of the property complete with plants and shrubs and there is a superb covered patio area to the rear.

There's a long tarmac driveway to the front and side of the house leading to a...

DETACHED GARAGE

Light and power. New roof.

N.B. The property benefits from fully owned solar panels which contribute to significantly discounted electric bills as well as rebates on a monthly basis subject to usage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	88	
(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 - 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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