

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



38 Applewood Crescent, Catchems Corner, Stoke-On-Trent, ST3 6HQ

£195,000



- Three Bedrooms
- Conservatory
- Integrated Appliances
- Off Road Parking
- Competitively Priced
- Kitchen With Space To Dine
- Artificial Lawn

A superb three bedroom family home... offered for sale at an extremely competitive price!

This property in Catchems Corner represents fantastic value for money thanks to the abundance of key features it has to offer.

The front elevation is appealing thanks to the stunning composite front door and vast amount of off road parking.

Internally, the ground floor features a cosy living room, a kitchen with space to dine and a very useful conservatory at the back of the house with a door leading into the private garden further complimented by the Indian stone patio and artificial lawn.

The first floor provides three useful sized bedrooms, with the third bedroom being noticeably bigger than you would usually expect in a house of this size and price. There is also a family bathroom and the landing offers a useful storage cupboard.

Properties in this area are selling quickly and with so much on offer at under £200,000, this one is certain to be in demand!

We would be delighted to make arrangements to show you around! For more information please contact us





## ENTRANCE HALL

Composite front door. Fitted carpet. Radiator. Storage unit. Access to the first floor

## LIVING ROOM

12'09max x 12'05max (3.89mmax x 3.78mmax)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire with feature surround.

## KITCHEN

19'01 max x 10'10max 8'00 min (5.82m max x 3.30mmax 2.44m min)

UPVC double glazed window. Tiled floor. Radiator. A range of wall cupboards and base units. Integrated gas hob, electric fan oven. Integrated fridge freezer. Wall mounted extractor fan. Tiled splash back. UPVC double glazed door into the ...

## CONSERVATORY

18'06 max x 6'01 (5.64m max x 1.85m)

UPVC double glazed windows and UPVC double glazed door into the garden. Laminate floor with carpet cover.

## FIRST FLOOR

## LANDING

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

## BEDROOM ONE

13'02 into bay x 10'10 (4.01m into bay x 3.30m)

UPVC double glazed window. Fitted carpet. Radiator. Two store cupboards.

## BEDROOM TWO

11'02 max x 10'01 max 8'03 min (3.40m max x 3.07m max 2.51m min)

UPVC double glazed window. Fitted carpet. Radiator. Small store cupboard.

## BEDROOM THREE

8'0 x 6'09 (2.44m x 2.06m)

UPVC double glazed window. Fitted carpet. Radiator.

## BATHROOM

7'07 x 5'05 (2.31m x 1.65m)

Two UPVC double glazed windows. Tiled floor and walls. Radiator. Bath with overhead electric shower, W/C and wash basin.




## OUTSIDE

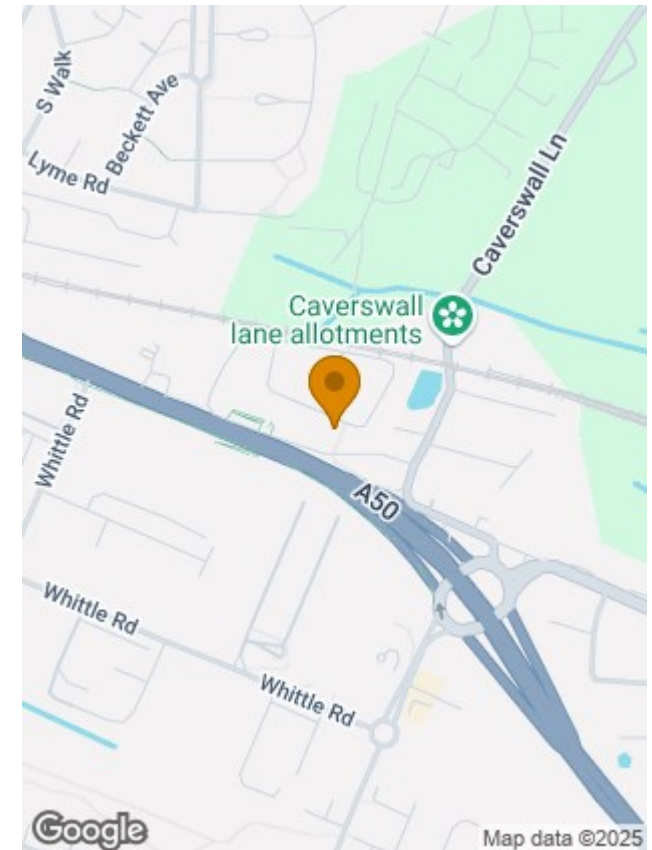
To the rear of the property there is a patio area and an artificial lawn with borders.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:enquiries@austerberry.co.uk)

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