

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



26 Cumming Street, Hartshill, Stoke-On-Trent, ST4 7NT

£120,000



- Fresh Decoration
- Modern Bathroom With A White Suite
- Two Bedrooms
- On Street Parking
- New Roof and Rewired
- Two Reception Rooms
- Combi Boiler & UPVC Double Glazing
- No Chain!

Welcome to Cumming Street, Hartshill, Stoke-On-Trent! This charming terraced house is a hidden gem waiting for the right owner to make it their own. With a new roof, rewiring, insulated loft and some nice original features including an original fireplace in the living room, this older property has been lovingly updated to provide modern comforts while retaining its character.

As you step inside, you are greeted by two cosy reception rooms that offer the perfect space for relaxing or entertaining guests. The smart bathroom adds a touch of luxury, providing a tranquil retreat after a long day.

With two bedrooms, there is ample space for a small family, a couple, or even a single individual looking for a bit of extra room. The fresh decoration throughout the house gives it a bright and airy feel, making it a welcoming place to call home. There is a combi boiler for gas central heating, UPVC double glazing throughout and unrestricted on street parking.

Located in the heart of Staffordshire, this property offers not just a house, but a lifestyle. Close to local amenities, schools, and transport links, you'll have everything you need right at your doorstep. Don't miss out on the opportunity to own this delightful property in a sought-after area.

For more information call or e-mail us.





## GROUND FLOOR

### SITTING ROOM

11'4" x 10'5" (3.45 x 3.18)

UPVC double glazed front door and windows with fitted vertical blinds. Radiator. Laminate-look vinyl flooring.

### LIVING ROOM

11'3" x 10'4" (3.43 x 3.15)

Laminate flooring. UPVC double glazed window with fitted vertical blinds. Radiator. Original feature fireplace. Under stairs walk in storage cupboard with shelving.

### KITCHEN

10'6" x 6'2" (3.20 x 1.88)

Range of wall cupboards and base units with a pine finish together with electric cooker and cooker hood. UPVC double glazed window with fitted vertical blinds. Radiator. Part tiled walls. Wall mounted Main gas central heating boiler. Tile effect vinyl flooring.

### REAR HALL

UPVC double glazed external door. Tile effect vinyl flooring. Airing cupboard with insulated hot water cylinder.

## BATHROOM/WC

6'8" x 6'2" (2.03 x 1.88)

Tile effect vinyl flooring. Part tiled walls. UPVC double glazed window with fitted vertical blinds. White suite consisting of a panelled bath with shower fitting and screen over, pedestal wash basin and low level wc. Radiator.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

11'5" x 10'5" (3.48 x 3.18)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds, curtain pole and curtains. Fitted shelving.

### BEDROOM TWO

11'4" x 10'4" (3.45 x 3.15)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds, curtain pole and curtains. Walk in storage cupboard.

## OUTSIDE

Brick storage shed. Paved rear yard.







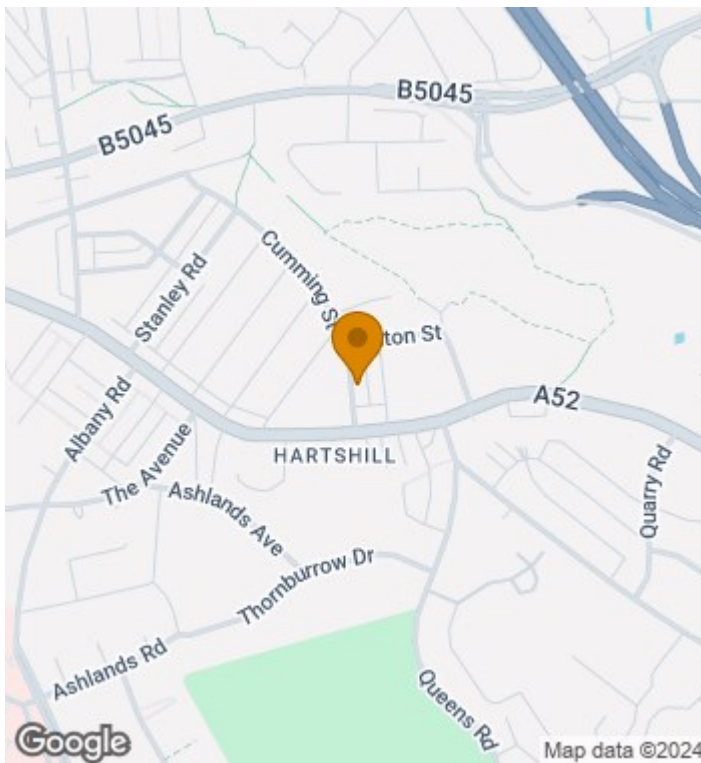
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

### 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>		<b>73</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### 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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