

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



38 Neville Street, Oakhill, Stoke-On-Trent, ST4 5BW

£130,000



- Ready To Move Into!
- Modern Fitted Kitchen
- New Floor Coverings
- Paved Rear Yard
- Two Bedrooms
- White Bathroom Suite
- UPVC Double Glazing & Combi Boiler
- Close To Local Shops And Schools

Ready to move-in, bring your furniture!

Austerberry are delighted to be marketing this excellent two bedroom property on Neville Street, Oakhill. Located very close to popular local schools and amenities, this house is presented exceptionally well.

The accommodation comprises a comfortable lounge with new flooring and a bay window, the kitchen is modern with fitted wall and base units and the bathroom has a white suite and fully tiled walls. Upstairs are two generous double bedrooms with new fitted carpets.

The property also benefits from a paved rear yard and useful brick & tile storage shed. It's also equipped with gas central heating from a combi boiler and UPVC double glazing.

Contact us today to arrange your viewing!



## GROUND FLOOR

### LOUNGE

14'4 x 10'3 (4.37m x 3.12m)

Composite front door. Radiator. UPVC double glazed bay window. LVT wood style flooring. Stairs to the first floor.

### KITCHEN

12'3 x 11'5 (3.73m x 3.48m)

Range of gloss white wall cupboards and base units. Space for electric cooker. Plumbing for washing machine. UPVC double glazed window. Radiator. LVT flooring. Tiled splashback. Space for dining table and chairs.

### REAR HALL

UPVC external door. Fitted floor mat. Cupboard containing the Baxi combi boiler.

### BATHROOM

6'9 x 6'5 (2.06m x 1.96m)

White suite consisting of a panelled bath with shower over, pedestal wash basin and wc. Radiator. UPVC double glazed window. Tiled walls. Vinyl flooring.

## FIRST FLOOR

### BEDROOM ONE

11'3 x 10'3 (3.43m x 3.12m)

New grey fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

12'3 x 10'3 (3.73m x 3.12m)

New grey fitted carpet. Radiator. UPVC double glazed window. Integral storage above the stairs.

### OUTSIDE

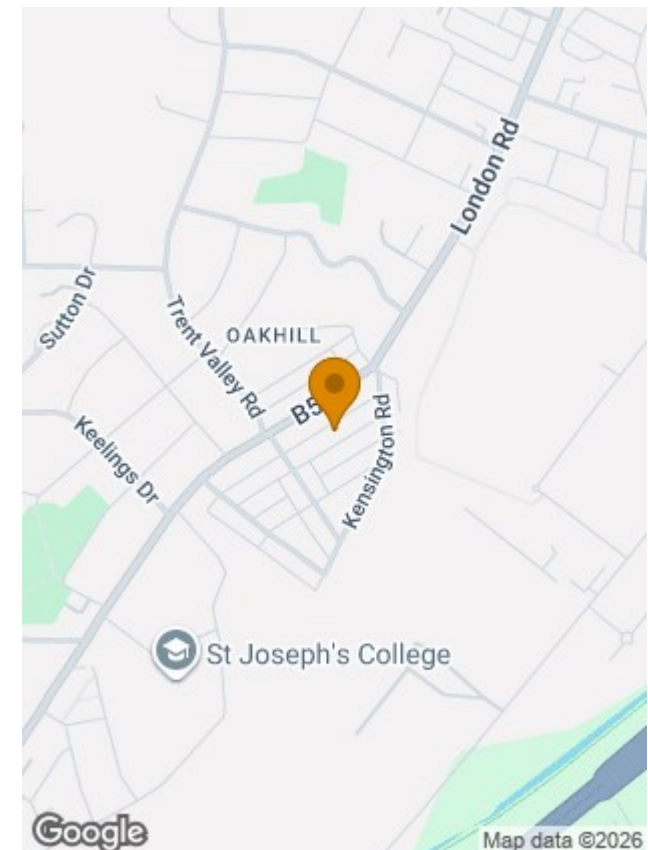
There is a small walled forecourt to the front of the property. To the rear there is an enclosed paved yard with a timber gate and small brick and tile storage shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	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.

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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