

AusterberryTM

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Estate Agents

Letting and Management Specialists



72 Althrop Grove, Longton, Stoke-On-Trent, ST3 1UF

£169,950

- Three Good Bedrooms
- Downstairs Cloakroom/ WC
- Gas Central Heating
- Really Convenient Location
- Two Car Driveway
- Impressive Family Bathroom + Bath And Shower
- UPVC Double Glazing
- Very Good Presentation

Three Bedrooms Excellent Bathroom And Convenient Location!

We know that you will like the specification, presentation and location of this family sized semi-detached house.

Three sensibly proportioned bedrooms are just one of the features of the property which also benefits from a downstairs cloakroom with w/c and wash basin. There is also a well fitted modern kitchen with integrated appliances and an impressive bathroom with a modern suite including a panelled bath with side mixer taps, a rain head shower and shower screen over.

Needless to say the property has UPVC double glazing throughout as well as gas central heating and there is plenty of space to park two cars in the driveway to the front.

See our online virtual tour and for more information please contact us.



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ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs to the first floor.

CLOAKROOM/ WC

6'6 x 3'1 (1.98m x 0.94m)

Grey laminate flooring. White suite consisting of low level W/C and pedestal wash basin. Radiator. UPVC double glazed with fitted roller blind.

KITCHEN

11'6 x 7 (3.51m x 2.13m)

Grey laminate flooring. A range of grey wall cupboards and base units with soft close doors and drawers together with integrated gas hob, cooker hood and under oven. Plumbing for washing machine and space for tall fridge freezer. Part tiled walls. Concealed lighting to the wall cupboards. UPVC double glazed window with fitted vertical blinds. Concealed Glo-worm gas central heating boiler. Antique style radiator.

LOUNGE WITH DINING AREA

14'10 x 13'5 max 10'2 min (4.52m x 4.09m max 3.10m min)

Fitted carpet. Radiator. Useful understairs storage cupboard. Feature fireplace with gas fire. UPVC double glazed window and rear door.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access by a loft ladder to the loft, which is part boarded.

BEDROOM ONE

11'5 to face of wardrobes x 8'7 (3.48m to face of wardrobes x 2.62m)

Fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Fitted wardrobes with full length mirrored doors. Airing cupboard with insulated hot water cylinder.

FAMILY BATHROOM

7'1 x 5'2 (2.16m x 1.57m)

Grey laminate look vinyl flooring. A modern white suite featuring a panelled bath with side mixer taps, rain head shower and screen over, low level W/C and a wash basin within a fitted unit. Contemporary style radiator. UPVC double glazed window with fitted venetian blind. Extractor.

BEDROOM TWO

10'5 x 7'3 (3.18m x 2.21m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'2 x 6 (2.18m x 1.83m)

Fitted carpet. Radiator. UPVC double glazed window.

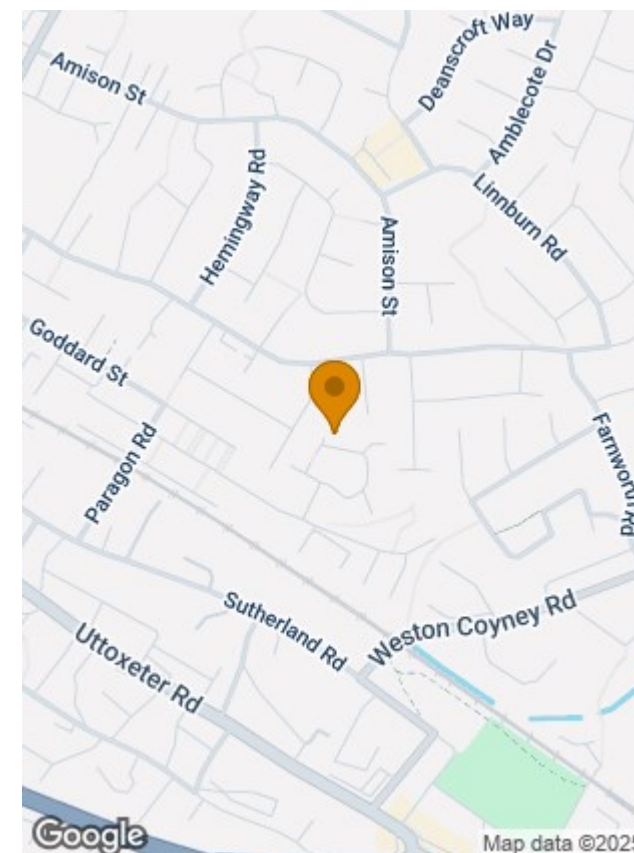
OUTSIDE

At the front of the house there is a two car width block paved driveway and to the rear is a large paved patio area with garden area beyond. There is also a timber garden shed and the house has external power sockets to the front and rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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

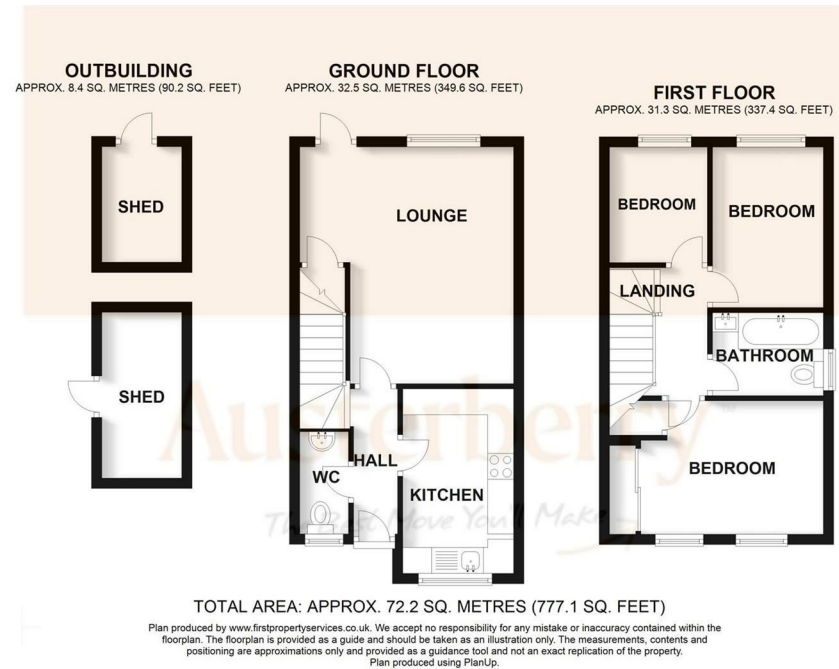
Tenure - Freehold

Council Tax Band - 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

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