Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



75 Ashfield Square, Bucknall, Stoke-On-Trent, ST2 9LW

£110,000

- An End Town House
- Two Bedrooms
- UPVC Double Glazing
- Rear Garden
- Modernisation Required
- Modern Shower Room
- Off Road Parking
- No Chain!

A two-bedroom end-town house situated in the popular residential area of Berryhill!

The property offers an excellent opportunity for buyers looking to modernise and create a home to their own taste. Requiring a programme of modernisation throughout, the accommodation does, however feature a modern shower room and UPVC double-glazed windows throughout.

Externally, the property benefits from a rear garden, together with a driveway to the front with a dropped kerb, providing convenient off-road parking.

Offering plenty of scope to add value and personalise, the property could appeal to first-time buyers, investors or those seeking a renovation project.

Call us today to arrange your viewing!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Laminate flooring. Stairs to the first floor.

LIVING ROOM
15'1 max x 12'4 max (4.60m max x 3.76m max)
UPVC double glazed window. Fitted carpet. Gas fire.

KITCHEN
12'3 x 9'0 (3.73m x 2.74m)
UPVC double glazed rear door and window. Tiled floor. Two store cupboards. Range of wall cupboards and base units.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Cupboard containing the hot water cylinder. Access to the loft.

BEDROOM ONE
15'9 x 10'6 (4.80m x 3.20m)
Fitted carpet. UPVC double glazed window.

BEDROOM TWO
14'9 x 7'10 (4.50m x 2.39m)
Fitted carpet. UPVC double glazed window.

SHOWER ROOM
7'6 x 5'4 (2.29m x 1.63m)
Vinyl flooring. Two UPVC double glazed windows. Shower cubicle, wash basin and wc. Part tiled walls.

OUTSIDE
The property benefits from a front garden and a driveway providing off-road parking.
To the rear, there is a fully enclosed garden.





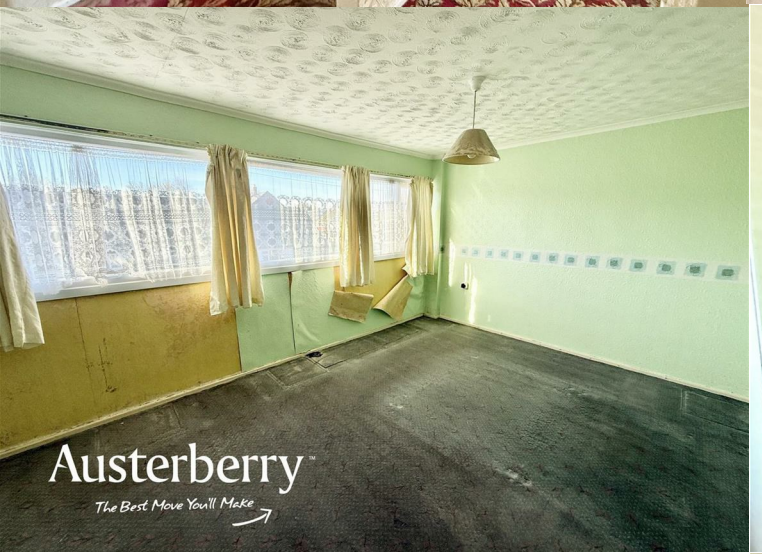



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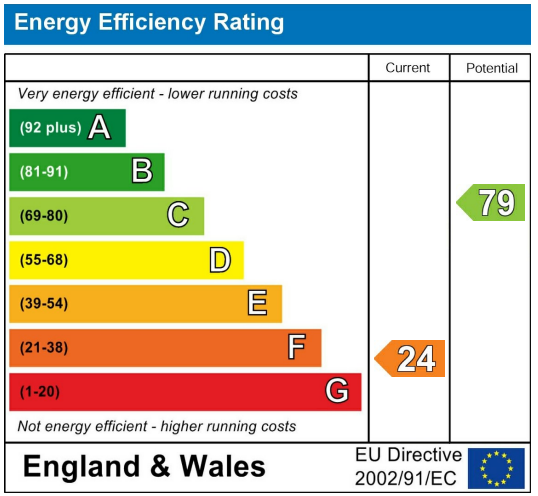

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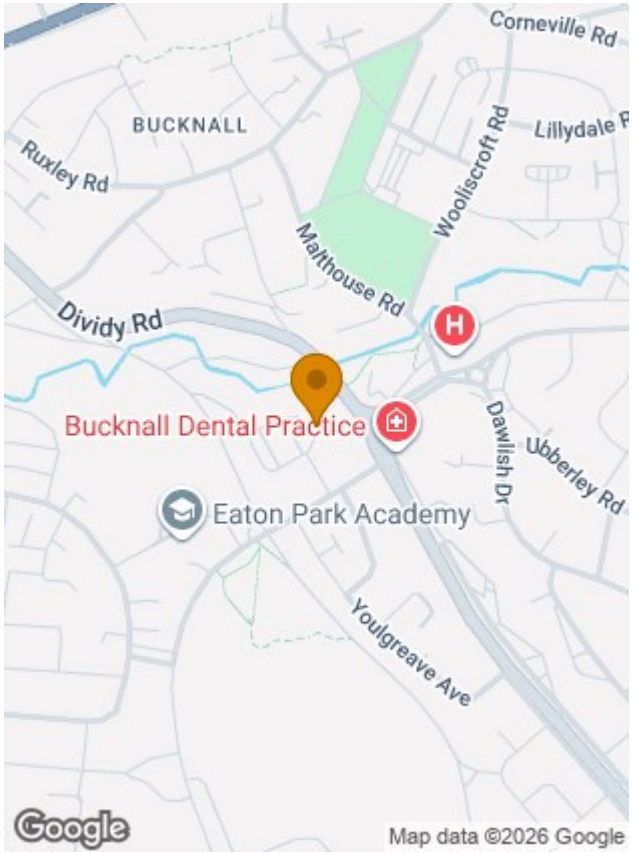

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
24
England & Wales
EU Directive 2002/91/EC


Corneville Rd
BUCKNALL
Ruxley Rd
Lillydale R
Wooliscroft Rd
Malthouse Rd
Dividy Rd
Bucknall Dental Practice
Dawlish Dr
Ubberley Rd
Eaton Park Academy
Youlgreave Ave
Google
Map data ©2026 Google

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.

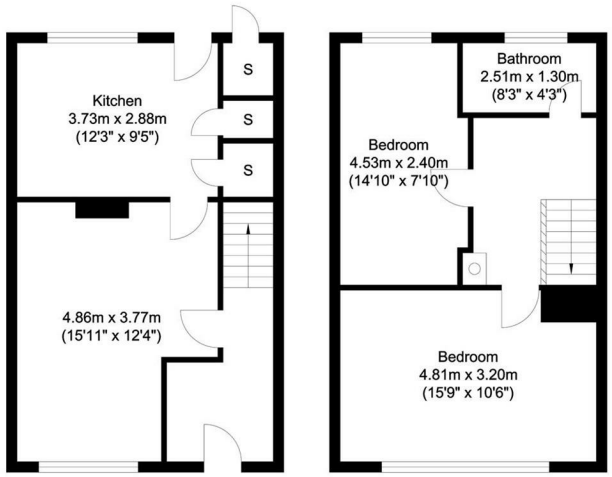
* Room sizes should not be relied upon for carpets and furnishings.

• 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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.



Ground Floor First Floor

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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