

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Parkhall Road, Parkhall, Stoke-On-Trent, ST3 5HA

£190,000

- Three Bedrooms
- Desirable Location
- GF Shower Room
- Detached Garage
- Modernisation Required
- Two Reception Rooms
- FF Bathroom
- Great Potential!

Situated in the sought-after area of Weston Coyney, this three-bedroom semi-detached home on Parkhall Road presents an exciting opportunity for purchasers looking to create a property tailored to their own requirements!

Requiring a programme of modernisation throughout, the property offers generous accommodation and plenty of scope to add value, making it an ideal purchase for families, first-time buyers with a vision, or investors alike. With well-proportioned living space and three good-sized bedrooms, the home provides an excellent foundation for renovation and improvement.

Conveniently located right next to Parkhall Country Park and also close to local amenities, well-regarded schools and excellent commuter links. The property enjoys a popular residential setting with everything needed for modern family life within easy reach.

Offering fantastic potential in a desirable location, this is a superb opportunity to transform a well-positioned property into a wonderful family home.

Early viewing is highly recommended - for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

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

FRONT RECEPTION

13'0 into bay x 12'0 (3.96m into bay x 3.66m)

Fitted carpet. Radiator. UPVC double glazed window.

REAR RECEPTION

12'0 x 12'0 (3.66m x 3.66m)

Fitted carpet. Radiator. UPVC double glazed door leading into the garden.

KITCHEN

17'6 max x 6'3 min, 8'5 max (5.33m max x 1.91m min, 2.57m max)

Two UPVC double glazed windows. UPVC double glazed rear door. Tiled floors.

Radiator.n Range of wall cupboards and base units with an integrated oven and gas hob. Part tiled walls.

SHOWER ROOM

8'6 x 3'0 (2.59m x 0.91m)

UPVC double glazed window. Tiled floor. Radiator. Shower cubicle. Extractor. Tiled walls.

FIRST FLOOR

LANDING

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

BEDROOM ONE

13'6 into bay x 12'0 (4.11m into bay x 3.66m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

12'0 x 12'0 (3.66m x 3.66m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'3 x 6'6 (2.21m x 1.98m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'6 x 6'6 (1.98m x 1.98m)

Vinyl flooring. Radiator. UPVC double glazed window. Bath, wash basin and wc. Store cupboard containing the hot water cylinder.

OUTSIDE

The enclosed rear garden has a patio area and a range of flower beds.

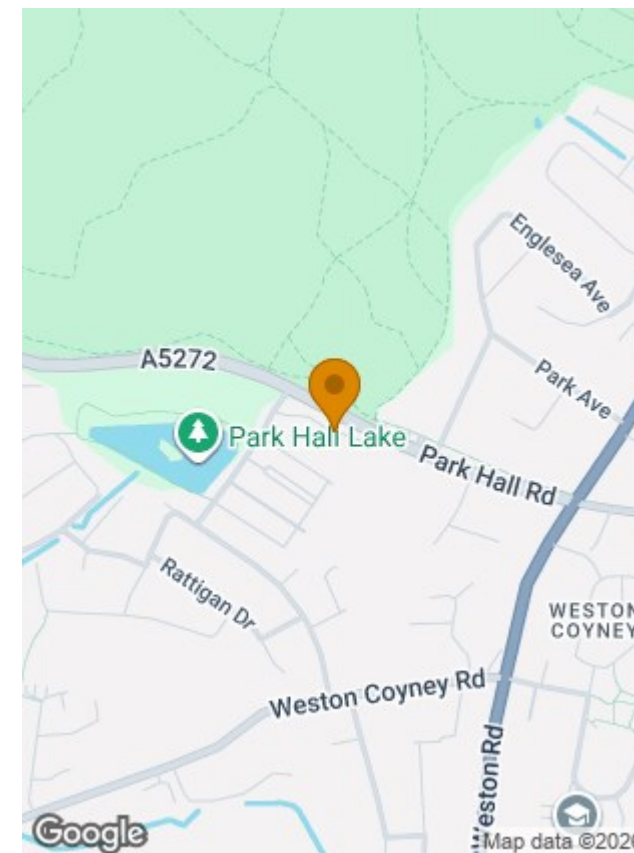
There is a lwan and borders to the front of the house with a driveway for off road parking which leads to the...

DETACHED GARAGE





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		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

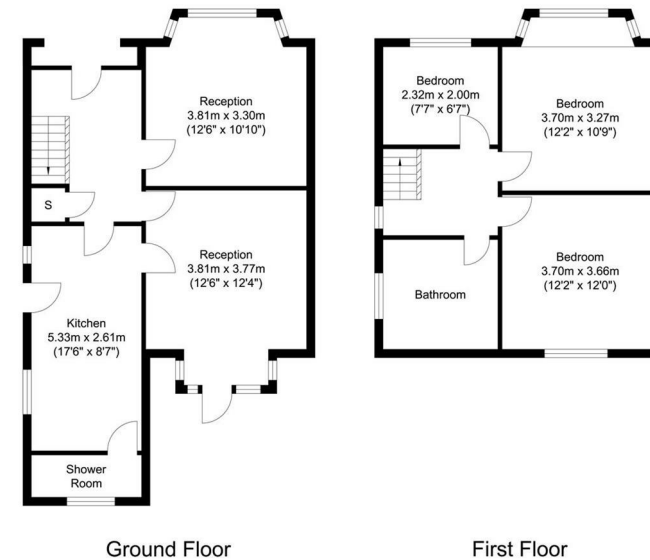
Tenure - Freehold

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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