

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



31 Smith Street, Longton, Stoke-On-Trent, ST3 1DR

£130,000



- Two Double Bedrooms
- GF Bathroom
- Proper Entrance Hall
- UPVC Double Glazing
- Two En-Suite Shower Rooms
- Separate Lounge And Dining Rooms
- 1 Year Old Combi Boiler
- Decent Sized Rear Garden

## UNUSUAL AND IMPRESSIVE!

We know that it's hard to believe but this middle terrace type house, which looks like just any other from the outside, offers truly different and outstanding accommodation!

Clever alteration of the property means that on the first floor it features two double bedrooms, each of which has its own en-suite shower room with shower, wash basin and wc.

As well as this there is a downstairs family bathroom and the house also benefits from two reception rooms, a proper entrance hall, a decent size mainly gravel garden area at the rear and a walled forecourt at the front!

Superb value for money in a convenient location within walking distance of local schools and neighbourhood shops.

For more information contact us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator.

### SITTING ROOM

11'5 x 8'6 (3.48m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted shelving.

### LIVING ROOM

12'9 + bay x 12'2 (3.89m + bay x 3.71m)

Fitted carpet. Radiator. UPVC double glazed window. Spotlights. Useful under stairs storage cupboard.

### KITCHEN

10'2 x 7'4 (3.10m x 2.24m)

Nicely fitted with a range of white wall cupboards and base units together with integrated electric hob, stainless steel cooker hood and under oven. Plumbing for washing machine. Radiator. UPVC double glazed window. UPVC double glazed rear door. Extractor. Part tiled walls. Grey laminate look vinyl flooring.

### BATHROOM/WC

6'9 x 4'8 (2.06m x 1.42m)

Grey laminate look vinyl flooring. Tiled walls. White suite consisting of a panelled bath with shower and screen over, low level wc and a wash basin within a fitted unit. Stainless steel centrally heated towel rail radiator. UPVC double glazed window. Extractor. Concealed Baxi gas combi boiler.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

12'1 x 11'6 (3.68m x 3.51m)

Fitted carpet. Radiator. UPVC double glazed window.

### EN-SUITE SHOWER ROOM

4'10 x 4'9 (1.47m x 1.45m)

Grey laminate look vinyl flooring. White suite consisting of a shower and wash basin and wc within fitted units. Extractor. Stainless steel centrally heated towel rail.

### BEDROOM TWO

12'11 x 12'2 max (3.94m x 3.71m max)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### EN-SUITE SHOWER ROOM

4'10 x 4'6 (1.47m x 1.37m)

Grey laminate look vinyl flooring. White suite consisting of a shower and wash basin and wc within fitted units. Extractor. Stainless steel centrally heated towel rail.


### OUTSIDE

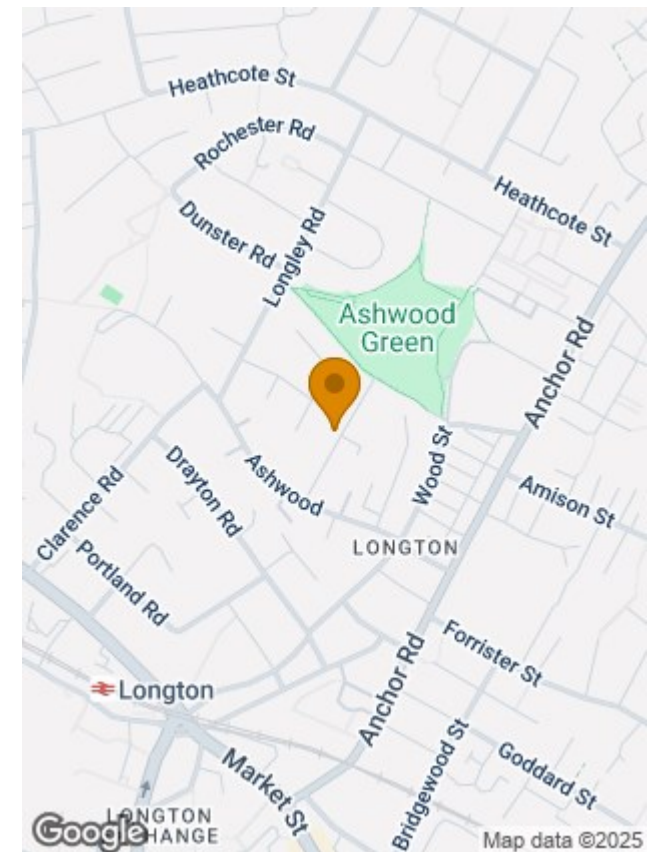
There's a block paved walled forecourt at the front of the house complete with ornamental railings, whilst to the rear there is a surprisingly big and mainly gravelled garden area offering plenty of outdoor space







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>68</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		
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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