

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



122 Masterson Street, Fenton, Stoke-On-Trent, ST4 4PD

£130,000

- Fully Refurbished From Top To Bottom
 - Range of Integrated Appliances
 - Newly Fitted Bathroom
 - Two Bedrooms
- Impressive Fitted Kitchen
 - Combi Boiler
 - En-Suite Shower Room
 - No Chain!

IMAGINATIVELY MODERNISED AND IMPROVED!

A complete program of of imaginative refurbishment and modernisation has taken place here at 122 Masterson street and you will be delighted and amazed to see the results!

This house features a huge open plan living area extending from the front to the rear of the house together with an impressive and unusual fully fitted kitchen with integrated appliances whilst the room has been opened to its full height to include a velux roof window.

The bathroom has had a similar treatment in addition to a new white suite together with rain head shower over the bath and on the first floor you'll find two well-proportioned bedrooms as well as an en-suite shower room and WC to the rear bedroom!

Fresh decoration, new carpets and a convenient and desirable location complete the picture and this is a house that we are confident you will want to live in.

For more information call or e-mail us.



GROUND FLOOR

OPEN PLAN LIVING AREA

26'0 x 11'2 max, 6'8 min (7.92m x 3.40m max, 2.03m min)

UPVC double glazed front door. Stable type rear door and window. Superb grey floor tiling. Three radiators. Useful and extensive walk in under stairs storage cupboard.

SUPERB FULLY FITTED KITCHEN

11'11 x 6'5 (3.63m x 1.96m)

Grey floor tiling to match the living area. Part tiled walls. New grey Howdons fitted kitchen complete with integrated electric hob, cooker hood, under oven and fridge freezer. Spotlights. Vertical grey radiator. UPVC double glazed window. Double glazed velux window.

UTILITY AREA

Grey floor tiling to match the kitchen. UPVC double glazed window. Plumbing for washing machine. Wall mounted Glow Worm gas combi boiler.

BATHROOM/WC

6'4 x 5'10 (1.93m x 1.78m)

Grey floor and wall tiling. Modern white suite with shaped bath with a rain head shower and screen over and a wash basin and wc within a fitted unit. UPVC

double glazed window. Double glazed velux window. Spotlights. Extractor. Stainless steel vertical radiator.

FIRST FLOOR

LANDING

New fitted stair and landing carpet.

BEDROOM ONE

11'2 x 9'2 (3.40m x 2.79m)

New fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

Grey floor and wall tiles. White combined wc and wash basin and walk in shower.

BEDROOM TWO

13'2 x 11'3 max, 6'11 min (4.01m x 3.43m max, 2.11m min)

Fitted carpet. Radiator. UPVC double glazed window. Large storage cupboard.

OUTSIDE

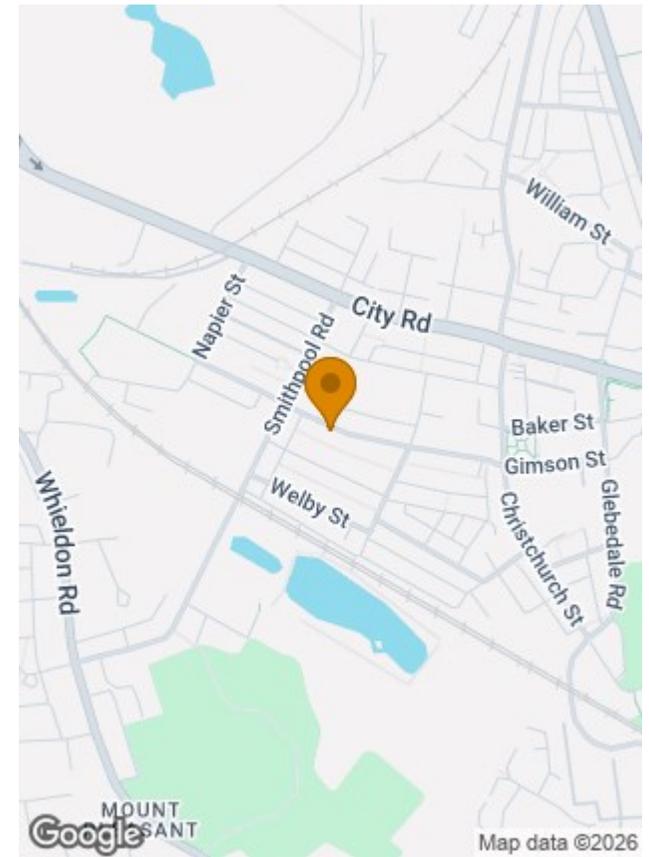
There's a neat newly paved and fenced rear garden with storage shed together with rear pedestrian and vehicle access/parking.

There is also on street parking at the front of the property in Masterson Street.





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

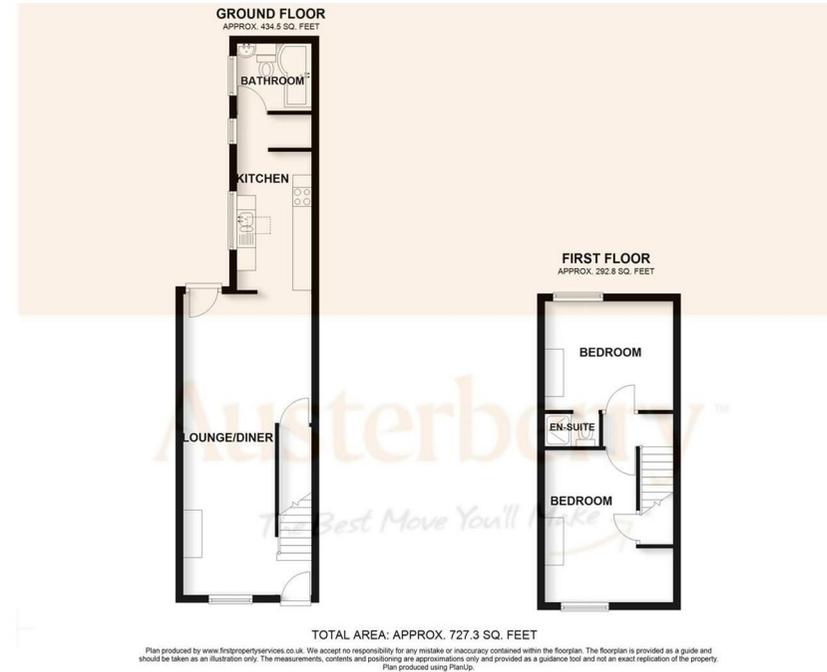
Tenure - Freehold

Council Tax Band - 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

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