Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Field Place, Longton, Stoke-On-Trent, ST3 1AR

£165,000

- Three Bedrooms
- Separate Lounge And Dining Room
- Combi Boiler & UPVC Double Glazing
- Close To Shops And Schools
- Three Car Drive
- Fitted Kitchen + Separate Utility Room
- New Floor Coverings
- Well Maintained

THREE BEDROOMS AND A THREE CAR DRIVE!

An unusual and impressive family-sized semi-detached house thanks to the fact that it has much more off-road parking space than usual and three bedrooms of a really practical size!

This house has been occupied by the same family since 1956 but since then it has been much improved and updated including re-roofing, rewiring and a gas combi boiler. There is also new floor coverings and UPVC double glazing and in addition to a pretty front garden there's a low-maintenance fully enclosed garden to the rear with a summer house and garden shed.

The house features a separate lounge and dining room, well fitted kitchen and also a separate utility room.

Field place is in a popular location conveniently close to local schools and the capital Town Centre.

For more information call or e-mail us.





GROUND FLOOR

PORCH
UPVC double glazed external door and windows.

ENTRANCE HALL
Composite double glazed front door. New fitted carpet. Radiator. Stairs leading to the first floor.

LOUNGE
16'2 x 10'4 (4.93m x 3.15m)
New fitted carpet. Double radiator. UPVC double glazed bay window with fitted vertical blinds. Feature fireplace with living flame effect fire.

DINING ROOM
11'6 x 11'4 (3.51m x 3.45m)
New laminate flooring. Double radiator. UPVC double glazed window to the side and rear of the room, both with fitted vertical blinds.

KITCHEN
8'3 x 7'10 (2.51m x 2.39m)
New laminate flooring. Range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob, stainless steel cooker hood and double under oven. Part tiled walls. Open archway leading into the...

UTILITY ROOM
12'0 x 7'4 (3.66m x 2.24m)
Laminate flooring. Radiator. UPVC double glazed windows with fitted vertical blinds. UPVC double glazed rear external door. Plumbing for washing machine. Space for fridge freezer and dryer.

FIRST FLOOR

LANDING
New fitted stair and landing carpets. Airing cupboard with Worcester gas combi boiler and shelving.

BEDROOM ONE
10'4 x 8'8 to face of wardrobes (3.15m x 2.64m to face of wardrobes)
Fitted carpet. Radiator. UPVC double glazed window. Really excellent range of fitted furniture including wardrobes, drawers, dressing table etc.

BEDROOM TWO
13'8 max x 8'4 + recess (4.17m max x 2.54m + recess)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes and storage cupboards.

BEDROOM THREE
10'4 x 8'6 (3.15m x 2.59m)
Radiator. UPVC double glazed window.

SHOWER ROOM
Tile effect vinyl flooring. Tiled walls. White low level wc, pedestal wash basin and room width shower. UPVC double glazed window with fitted vertical blinds. Stainless steel centrally heated towel rail radiator.

OUTSIDE
The house has a long frontage with a pretty and well cared for front garden with lawn and borders. There is also a tarmac driveway for at least three cars.

To the rear, the low maintenance garden is paved with patio area, Summer House, garden shed and an outside tap.








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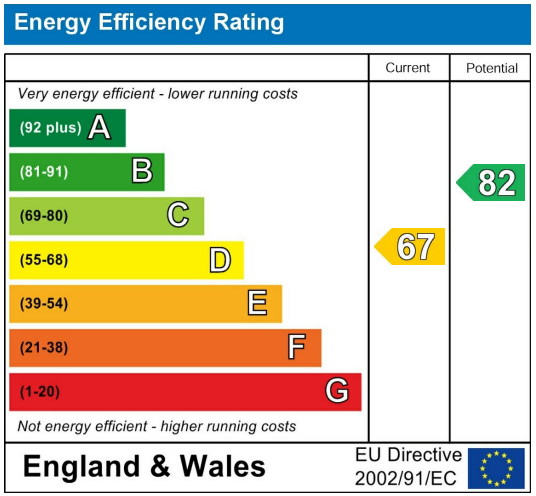

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
82
England & Wales
EU Directive 2002/91/EC


Bambury St
Sandford Hill Primary School
Bambury St
Galsworthy Rd
Clayfield Grove
Heathcote St
Rochester
Heathcote St
Foley Park Basketball
Ashwood Green
Anchor Rd
Clarence Rd
Drayton Rd
Ashwood
Wood St
Amison St
LONGTON
Google
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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.

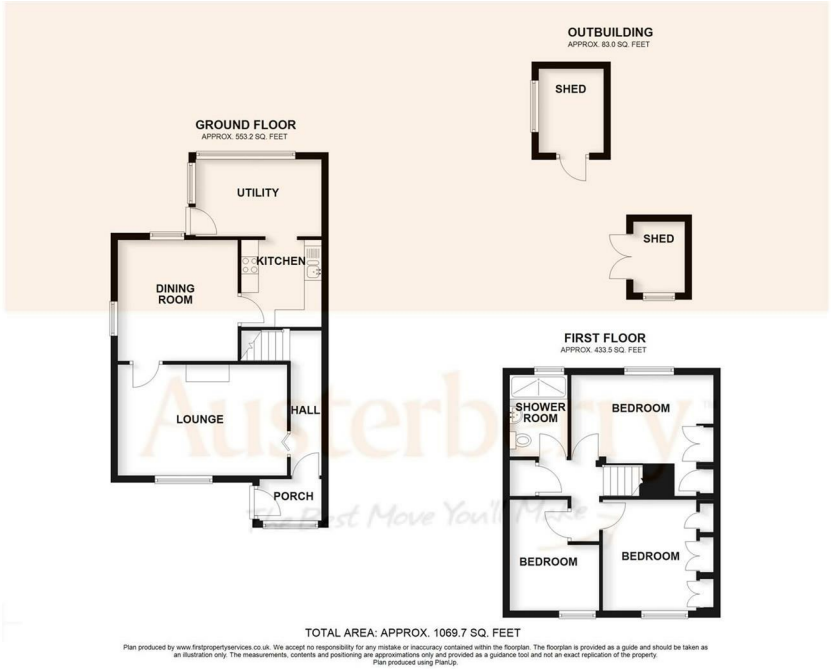
* Room sizes should not be relied upon for carpets and furnishings.

• 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.



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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