

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Corina Way, Meir Hay, Stoke-On-Trent, ST3 5XG

£150,000

- A Semi-Detached Town House
- No Chain!
- White Bathroom Suite
- Block Paved Drive
- Two Bedrooms
- Ready To Move Into
- UPVC Double Glazing
- Garage

## TWO BEDROOMS AND A DETACHED BRICK GARAGE!

Here is a semi-detached end Town House which really is ideal for First Time Buyers.

This house is ready to move into, is being sold with no onward chain and is conveniently close to local shops and Longton Town Centre.

There is UPVC double glazing throughout, a long block paved driveway to the side of the house which leads to a detached brick and tile detached single garage and there are level gardens to both the front and rear.

For more information call or e-mail us.



## GROUND FLOOR

### LOUNGE

17'7 x 11'8 (5.36m x 3.56m)

UPVC double glazed front door. Two UPVC double glazed windows. Two electric storage radiators. Stairs leading to the first floor. Under stairs storage cupboard.

### KITCHEN

11'8 x 7'4 (3.56m x 2.24m)

Grey laminate look vinyl flooring. Part tiled walls. Range of wall cupboards and base units with a pale/natural timber effect finish together with integrated electric hob, stainless steel cooker hood and under oven. Plumbing for washing machine. UPVC double glazed window and rear door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. Access to the loft.

### BEDROOM ONE

11'8 x 10'4 (3.56m x 3.15m)

Fitted carpet. UPVC double glazed window with fitted blind. Airing cupboard with insulated hot water cylinder.

## BATHROOM/WC

6'5 x 5'5 (1.96m x 1.65m)

Tiled floor and walls. Fitted mirror. UPVC double glazed window. White suite consisting of a shaped bath with rain head shower over, low level wc and pedestal wash basin.

## BEDROOM TWO

11'9 x 7'8 (3.58m x 2.34m)

Fitted carpet. UPVC double glazed window. Electric radiator.

## OUTSIDE

The rear garden is fenced and level.

There is a lawned and fenced garden to the front and a long block paved driveway to the side of the house which leads to a...

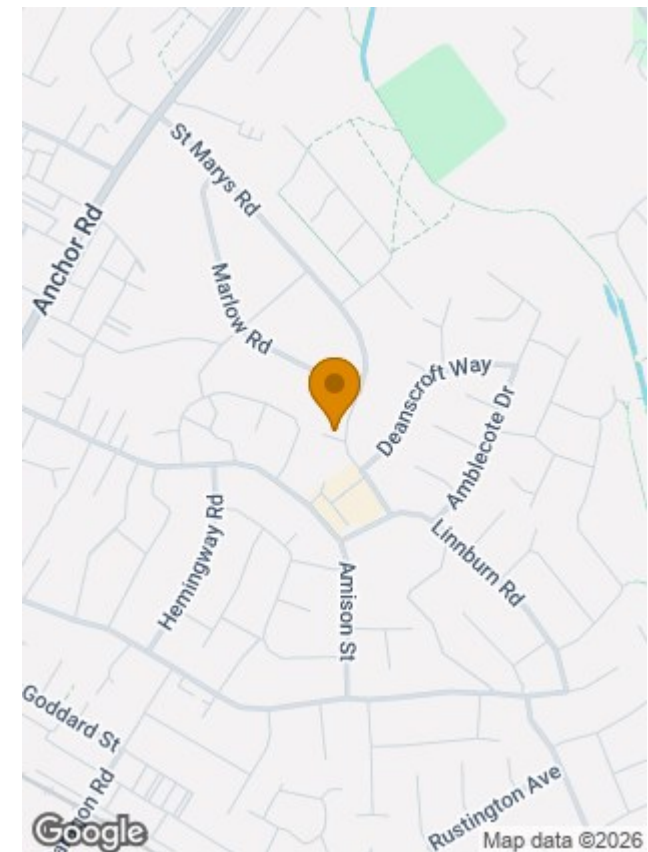
## BRICK AND TILE SINGLE GARAGE

Up and over door. Side door and window.





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | 79        |
| (55-68) <b>D</b>                            | 61                                                                                                          |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



## MATERIAL INFORMATION

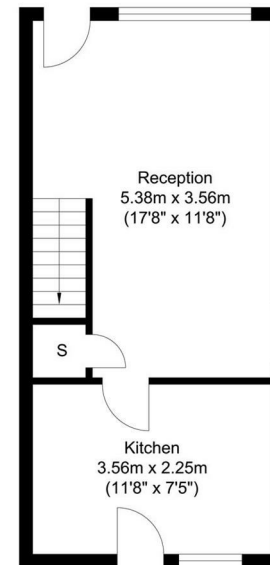
Tenure - Freehold

Council Tax Band - B

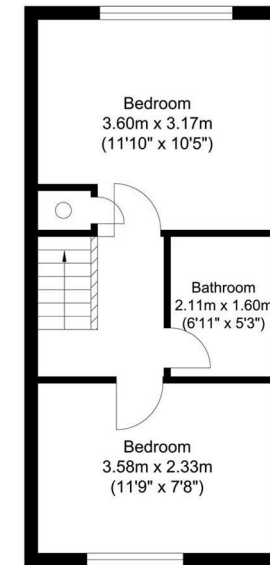


### PLEASE NOTE

- \* 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.



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](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>TM</sup>  
the best move you'll make