

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



18 Grosvenor Street, Longton, Stoke-On-Trent, ST3 2LR

£130,000

- An End Town House
- Kitchen With Dining Area
- Bathroom With Bath AND Shower
- Popular Location
- Two Bedrooms
- Combi Boiler
- UPVC Double Glazing
- No Chain!

CONVENIENT FOR EVERYWHERE!

There's no chain to slow down your purchase of this end townhouse which is in a really popular location within the location only a short walk away from Tesco, the town centre, local schools and conveniently close for access to the A50.

The house has been let until recently and will benefit from some general freshening up but maintains really well-proportioned accommodation with two decent-sized bedrooms, a bathroom with a bath and separate shower and in addition to the lounge there's also a kitchen with dining area and door leading into the back garden.

Heating is from a combi boiler, the house has UPVC double glazing and there's on street parking available in Grosvenor Street.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Vinyl flooring. Radiator.

LOUNGE

15'2 x 12'4 (4.62m x 3.76m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Wall mounted electric fire.

KITCHEN

12'4 x 9'1 (3.76m x 2.77m)

Grey laminate look vinyl flooring. Range of wall cupboards and base units with a pale timber effect finish. UPVC double glazed window with fitted vertical blinds. Radiator. Two storage cupboards... one containing the Main gas combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Storage cupboard with access to the loft.

BEDROOM ONE

15'9 x 10'7 (4.80m x 3.23m)

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

BEDROOM TWO

14'9 x 7'10 (4.50m x 2.39m)

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

BATHROOM/WC

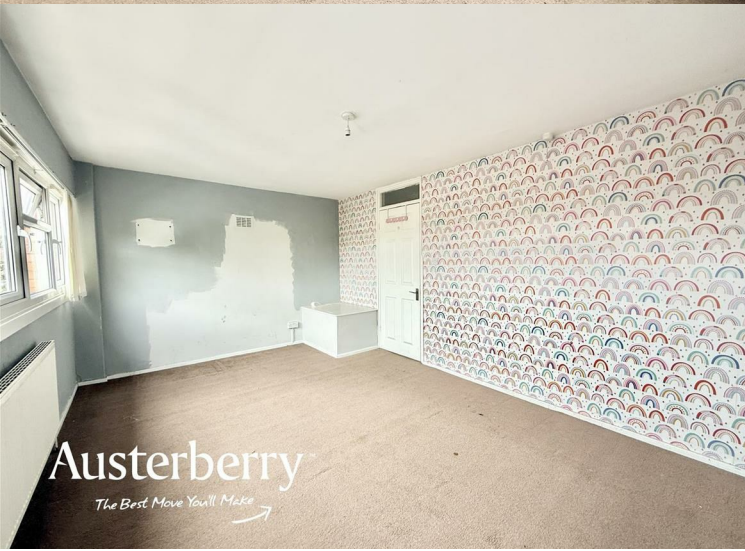
7'7 x 5'6 (2.31m x 1.68m)

White suite consisting of a panelled bath, pedestal wash basin, low level wc and a walk in shower. Stainless steel towel rail radiator. Two UPVC double glazed windows, one with fitted vertical blinds. Part tiled walls.

OUTSIDE

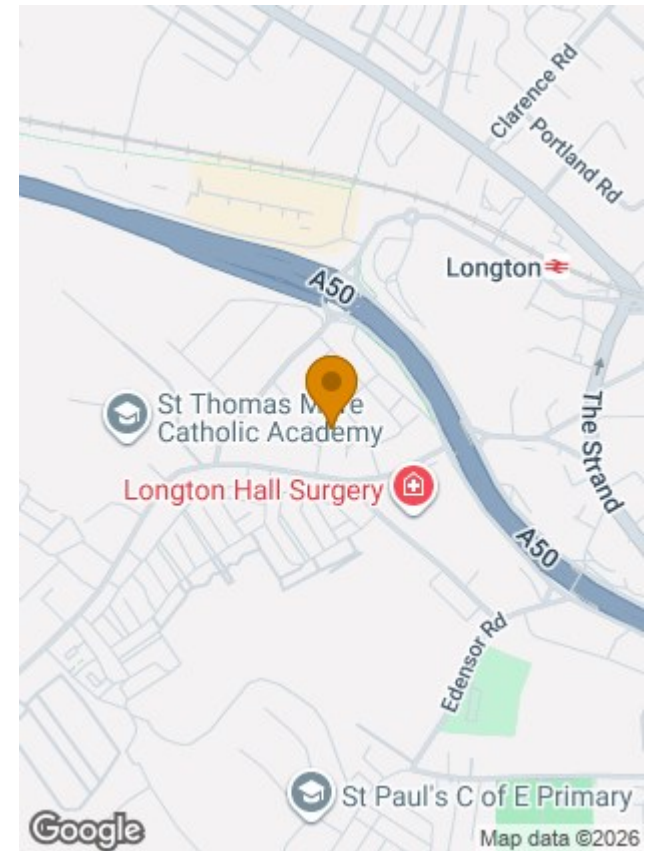
There is a small front garden and an enclosed rear garden with an external store. On street parking is available in Grosvenor Street and Tesco, Longton Town Centre and local schools are all just a short walk away.





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 - 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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