

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



160 Ash Bank Road, Werrington, Stoke-On-Trent, ST2 9DU

£180,000

- Great Location!
- Three Bedrooms
- Sun Room/Conservatory
- Substantial Carport
- Updating Required
- Two Reception Rooms
- Combi Boiler
- No Chain!

GREAT LOCATION AND IMMENSE POTENTIAL!

Your hard work will be well rewarded if you decide to take on the general updating of this good-looking semi-detached house at Ash Bank!

This really is an opportunity to add value to a property and to realize its full potential.

This is a traditional looking white rendered semi-detached house on the corner of New Road and with the benefit of a substantial carport, three bedrooms, two reception rooms and a sunroom/conservatory.

There is double glazing throughout and the house has a gas combi boiler for central heating as well as a low maintenance rear garden.

For more information call or e-mail us.



GROUND FLOOR

PORCH

UPVC double glazed external door. UPVC double glazed windows. Fitted carpet.

ENTRANCE HALL

Tiled floor. Radiator. UPVC double glazed window. Stairs leading to the first floor.

DINING ROOM

11'8 into bay x 10'9 (3.56m into bay x 3.28m)

Fitted carpet. Radiator. UPVC double glazed bay window. Open archway leading into the...

LOUNGE

11'4 x 10'10 (3.45m x 3.30m)

Fitted carpet. Radiator. Feature fireplace with living flame effect electric fire. Double glazed patio doors with security shutters leading into the...

SUN ROOM/CONSERVATORY

11'11 x 7'9 (3.63m x 2.36m)

Carpet. Radiator. UPVC double glazed windows and external door. UPVC double glazed door leading into the...

KITCHEN

13'7 x 5'10 (4.14m x 1.78m)

Tiled floor. Range of wall cupboards, base units and worktops. UPVC double glazed window with fitted vertical blinds to the side and rear.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

12'4 into bay x 9'4 to face of wardrobes (3.76m into bay x 2.84m to face of wardrobes)

Carpet. Radiator. UPVC double glazed bay window. Fitted wardrobes.

BEDROOM TWO

11'4 x 9'0 to face of wardrobes (3.45m x 2.74m to face of wardrobes)

Carpet. Radiator. UPVC double glazed bay window. Fitted wardrobes, dressing table and storage cupboards. Concealed Glow Worm gas combi boiler.

BEDROOM THREE

7'4 x 5'11 (2.24m x 1.80m)

Carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

5'11 x 5'8 (1.80m x 1.73m)

Carpet. White corner bath with low level wc, pedestal wash basin and wc. UPVC double glazed window. Part tiled walls. Radiator.


OUTSIDE

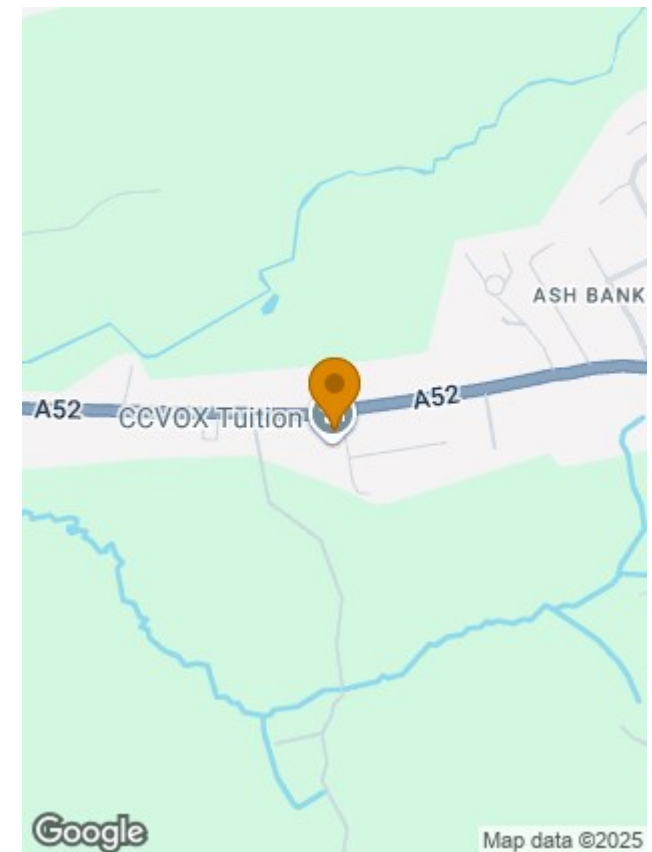
Double gates lead into a tarmac driveway and to a substantial CARPORT.

There is an enclosed rear garden with a shed, paved area and a POTENTIAL GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

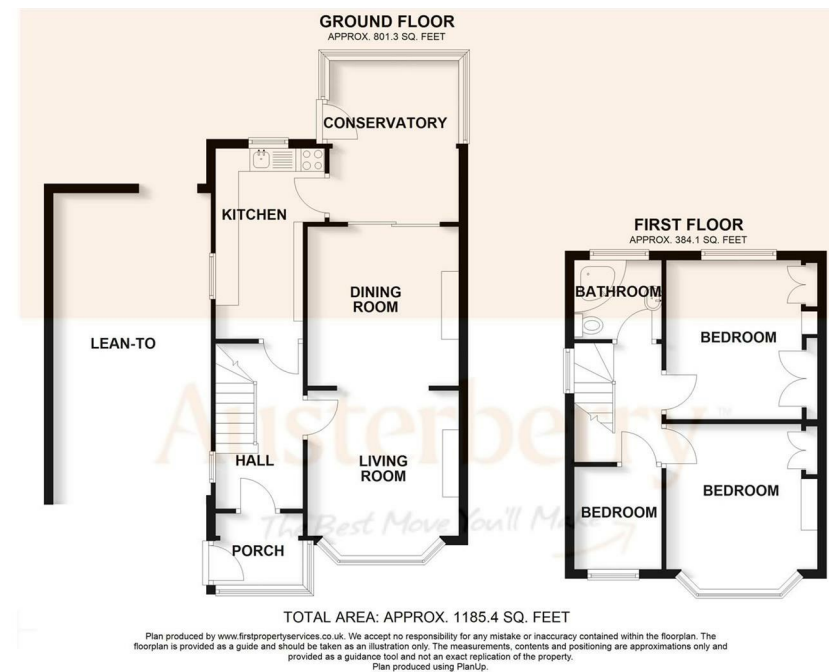
Tenure - Freehold

Council Tax Band - C



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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