Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



137 Allerton Road, Trentham, Stoke-On-Trent, ST4 8PQ

£122,500

- First Floor Flat
- Two Bedrooms
- Fitted Kitchen
- Low Maintenance Rear Garden
- Extended Lease
- Modern White Bathroom Suite
- Beautifully Presented
- Detached Garage

Excellent first floor flat… with extended lease!

Beautifully presented and recently redecorated throughout, this contemporary first-floor apartment offers spacious and move-in-ready accommodation in the sought-after area of Allerton Road, Trentham.

The property features two generous double bedrooms, a stylish recently modernised bathroom fitted with a contemporary white suite, a comfortable lounge and a well-equipped fitted kitchen complete with a freestanding gas cooker.

Outside, the apartment benefits from a private, low-maintenance gravel garden to the rear, along with the rare advantage of a detached garage with both lighting and power.

An excellent opportunity for first-time buyers, downsizers, or investors alike, the property also offers added peace of mind with a lease that has been extended by a further 90 years by the current owner.

Available with no onward chain, contact us today to arrange your viewing!





GROUND FLOOR

ENTRANCE HALL
UPVC front door. Internal stairs to the flat. Radiator. UPVC double glazed window.

MIDDLE HALL
Wood effect laminate flooring. Storage cupboard.

BATHROOM
8'10 x 4'6 (2.69m x 1.37m)
Modern white suite with electric shower, wash basin and wc. Chrome heated towel rail radiator. UPVC double glazed window. Grey PVC panelled walls. Grey vinyl flooring. Access to the loft.

BEDROOM ONE
14'10 x 10'8 (4.52m x 3.25m)
Wood effect laminate flooring. Radiator. UPVC double glazed window. Wall lighting. Feature painted navy coloured wall.

BEDROOM TWO
9'3 x 9'1 (2.82m x 2.77m)
Wood effect laminate flooring. Radiator. UPVC double glazed window. Cupboard containing the hot water cylinder. Integral wardrobe with hanging rail.

LOUNGE
12'10 x 11'0 (3.91m x 3.35m)
Wood effect laminate flooring. Radiator. UPVC double glazed window. Feature fireplace with gas fire. Feature painted wall.

KITCHEN
8'11 x 7'8 (2.72m x 2.34m)
White wall cupboards and base units. Free standing gas cooker. Plumbing for washing machine. Space for fridge freezer and tumble dryer. Green tiled splashback. Grey vinyl flooring. Radiator. Two UPVC double glazed windows.

OUTSIDE
There is an enclosed gravel garden with some shrubs.

DETACHED SINGLE GARAGE
18'0 x 8'3 (5.49m x 2.51m)
Up and over door. Light and power.

TENURE
The property is Leasehold. There is a 189 year lease from 29 September 2003

There is a charge of approx £314 per annum in respect of ground rent. This is set to double in 2027 and every 10 years after.







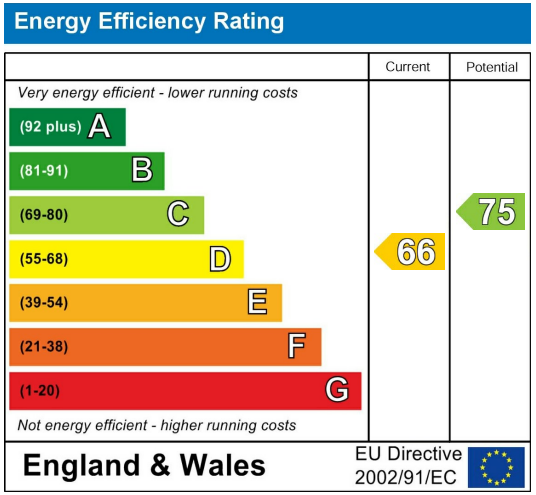


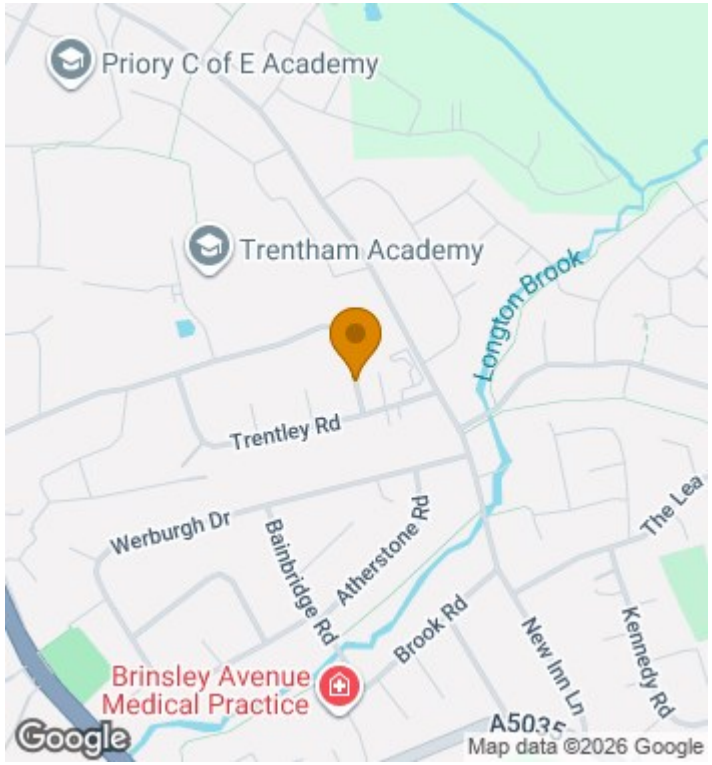


MATERIAL INFORMATION

Tenure - Leasehold

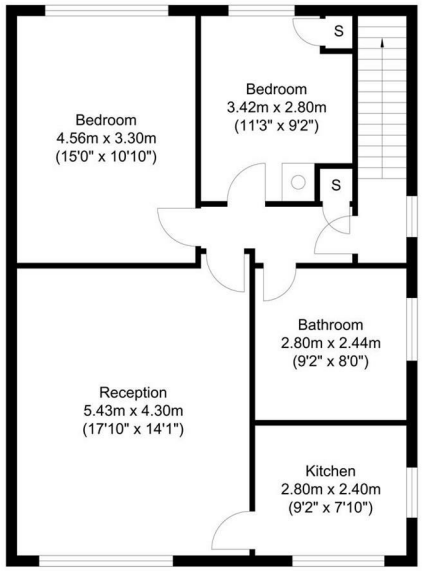
Council Tax Band - B











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 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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