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Estate Agents

Letting and Management Specialists



14 Tay Close, Ashwood, Stoke-On-Trent, ST3 1UE

£175,000

- Three Bedrooms
- Double Glazed Conservatory
- Combi Boiler
- Close To Local Schools
- En-suite Shower Room
- Downstairs Cloakroom/ WC
- Tarmac Drive
- At The Head Of The Cul-De-Sac.

THREE BEDROOMS AND AN EN-SUITE SHOWER ROOM!

14 Tay Close is an attractive semi-detached house in a desirable location within walking distance of local schools.

This property stands at the head of the cul-de-sac, has an enclosed rear garden, a tarmac drive and impressive accommodation with three bedrooms and an en-suite shower room to the master bedroom. Downstairs, you'll also find a cloakroom/ WC as well as a combined kitchen and dining room and a double glazed conservatory.

Heating is from a gas combi boiler, there is UPVC double glazing throughout, and the third bedroom in this house is of a practical size...

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Laminate flooring.

CLOAKROOM/ WC

4'10 x 3'2 (1.47m x 0.97m)

Laminate flooring. Radiator. White low level WC and wash basin. UPVC double glazed window with fitted roller blind.

LOUNGE

16 x 10'5 (4.88m x 3.18m)

Laminate flooring. Radiator. UPVC double glazed window with fitted blind. Feature fireplace with living flame effect electric fire. Stairs leading to the first floor.

FITTED KITCHEN WITH DINING AREA

14'2 x 8'10 (4.32m x 2.69m)

Tile effect laminate flooring. Range of wall cupboards and base units with a medium / light colour timber effect finish together with integrated gas hob, stainless steel cooker hood and under oven. Plumbing for washing machine, concealed Worcester gas combi boiler. Part tiled walls. Radiator. Walk-in under stairs storage cupboard. UPVC double glazed window with fitted blind and double glazed patio doors with fitted vertical blinds leading into the...

CONSERVATORY

9'10 x 9'6 (3.00m x 2.90m)

Tile effect laminate flooring. UPVC double glazed windows and double doors into the garden... all with fitted vertical blinds.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft. UPVC double glazed window with fitted roller blind. Storage cupboard.

BEDROOM ONE

11'7 max x 8 (3.53m max x 2.44m)

Laminate flooring. Radiator. UPVC double glazed window with fitted roller blind.

EN-SUITE SHOWER ROOM

4'7 + shower x 4'3 (1.40m + shower x 1.30m)

Laminate flooring. Radiator. White low-level WC pedestal wash basin walk-in shower.

BEDROOM TWO

8'10 x 7'7 (2.69m x 2.31m)

Laminate flooring, Radiator, UPVC double glazed window.

BEDROOM THREE

9'3 x 5'11 (2.82m x 1.80m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BATHROOM

6'4 x 5'5 (1.93m x 1.65m)

White suite consisting of panelled bath with shower fitting, pedestal wash basin, low-level WC part tiled walls. Radiator. UPVC double glazed window with fitted blind.

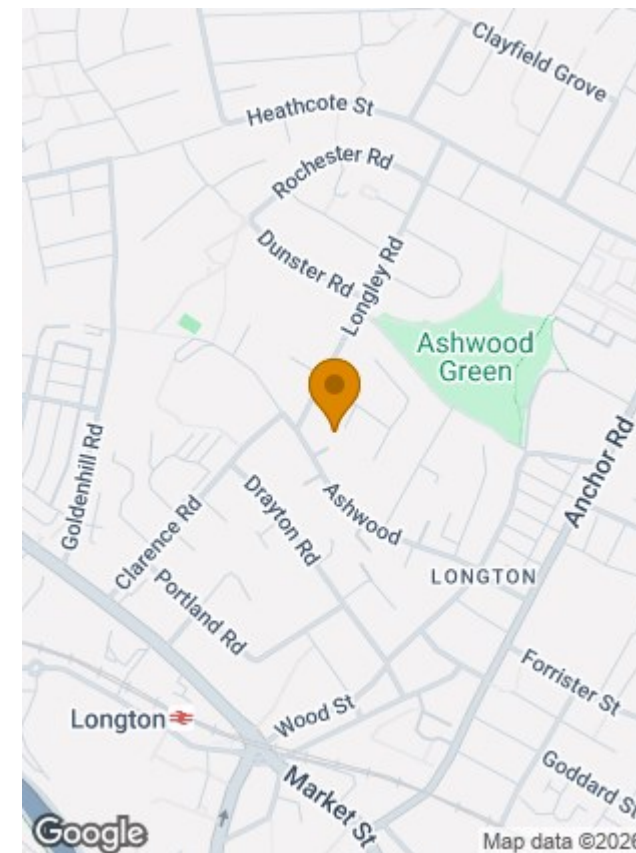
OUTSIDE

Ornamental railings enclose the lawned front garden. There is a tarmac driveway to the side of the house and a private rear garden with lawn and paved patio.





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

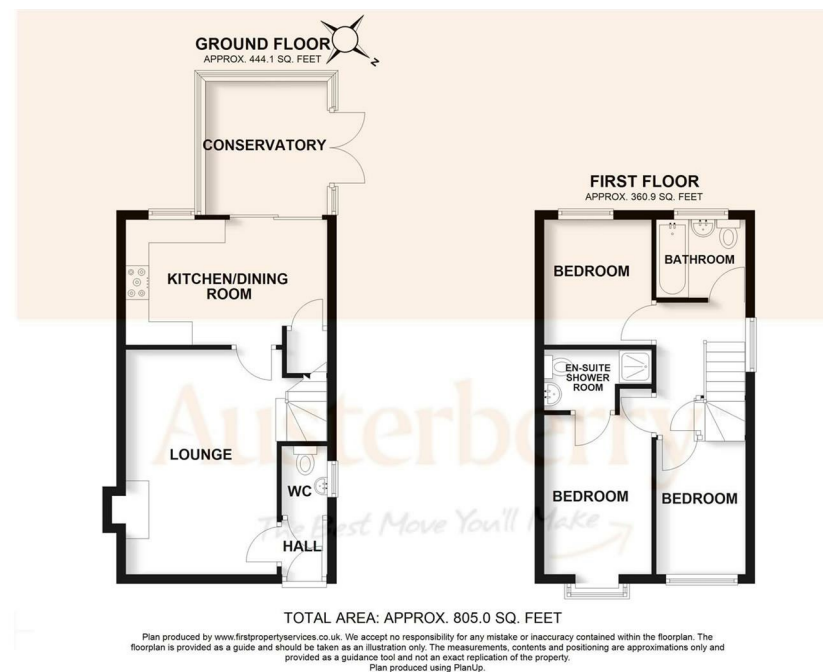
Tenure - Freehold

Council Tax Band - 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.



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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