

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



11 Rochester Road, Sandford Hill, Stoke-On-Trent, ST3 1AH

£175,000

- Watch Our Online Video Tour!
- Conservatory
- Pressed Concrete Driveway
- Modern Bathroom
- Fully Modernised
- Garden Room
- Stunning Fully Fitted Kitchen
- Combi Boiler & UPVC Double Glazing

A fully modernised two bedroom semi-detached house with a conservatory and fantastic brick built garden room!

This property in Rochester Road is as good as you will find locally thanks to the many changes and upgrades made by the present owners who have enjoyed and cared for this house for over 30 years!

At the front of the property you are greeted by the pressed concrete driveway providing off road parking for at least two cars. As you pass through the entrance hall, there is a lovely living room, a spacious conservatory and a stunning fully fitted kitchen with integrated appliances and space to dine!

The first floor offers two good sized bedroom and in many cases we have seen homeowners split the master bedroom to create an additional bedroom. There is also a modern bathroom and a useful storage cupboard on the landing.

Gas central heating is provided from a combo boiler which is sited in the loft space and of course there is UPVC double glazed windows throughout.

The garden is fully block paved for minimal maintenance and the brick built garden room is of a healthy size and offers versatility, with scope to be used as a home office or workspace.

Our video tour offers further information and to arrange your viewing call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate floor. Radiator. Stairs to the first floor.

LIVING ROOM

13'04 x 11'04 (4.06m x 3.45m)

Laminate floor. Radiator. Wall mounted electric fire. Timber double doors into the...

CONSERVATORY

11'04 x 6'0 (3.45m x 1.83m)

UPVC double glazed windows and French doors into the garden. Tiled floor. Radiator.

KITCHEN

16'06 x 10'01 (5.03m x 3.07m)

UPVC double glazed window. Tiled floor. Radiator. Part tiled wall. Breakfast bar. Range of wall cupboards and base units in white with integrated fridge freezer, dishwasher, washer and dryer. UPVC double glazed rear door. Store cupboard

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Store cupboard. Combi boiler located in the loft.

BEDROOM ONE

17'11 max x 8'02 (5.46m max x 2.49m)

Two UPVC double glazed windows. Fitted carpet. Radiator. Fitted wardrobe and drawers.

BEDROOM TWO

11'06 x 10'01 (3.51m x 3.07m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes.

BATHROOM

7'09 x 5'05 (2.36m x 1.65m)

UPVC double glazed window. Vinyl flooring. Radiator. W/C, wash basin within a vanity unit and bath with overhead shower.

OUTSIDE

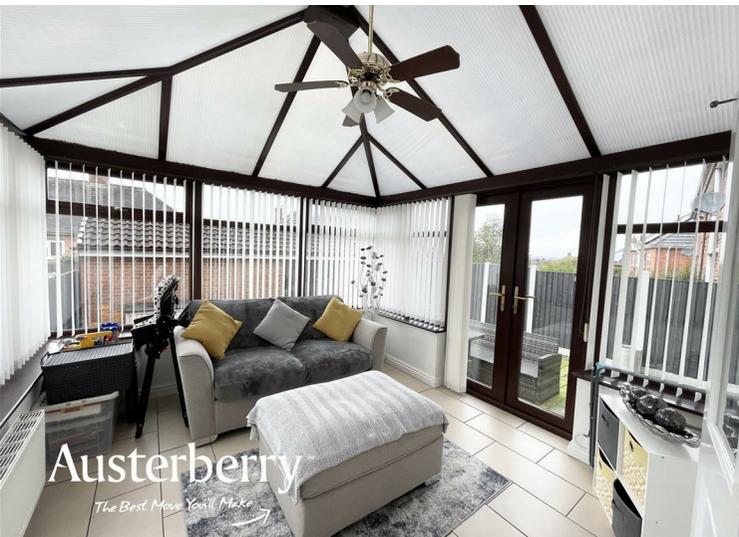
To the rear of the property there is a fully block paved garden.

At the front of the property there is a pressed concrete driveway for off road parking.

BRICK GARDEN ROOM

15'07 x 8'01 (4.75m x 2.46m)

UPVC double glazed door. Tiled floor. Power and lighting. An ideal home office/workspace. Additional storage room.





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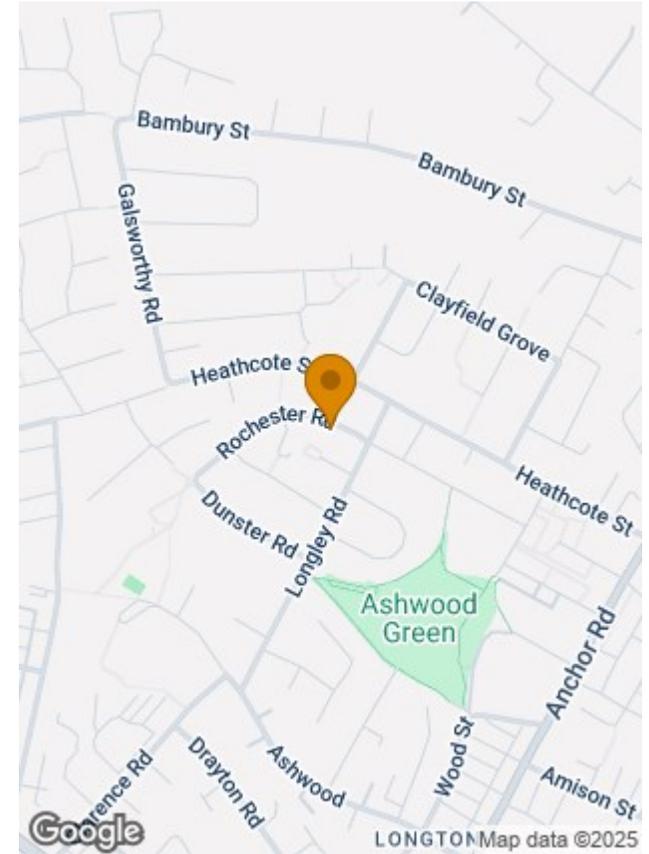


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

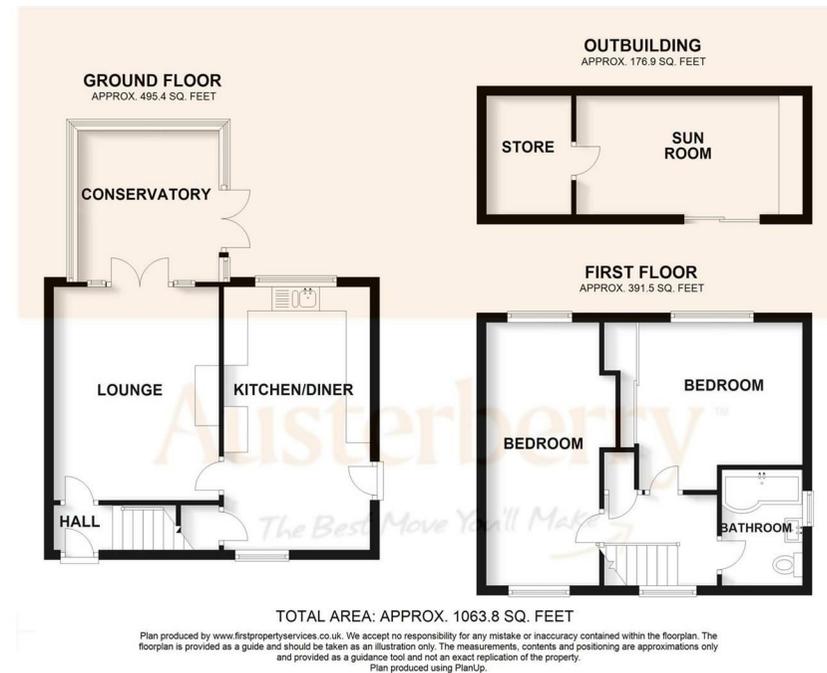
Tenure - Freehold

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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