Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



74 Waterside Drive, Newstead, Stoke-On-Trent, ST3 3DJ

£170,000

- Three Bedrooms
- Open Plan Kitchen/Diner
- UPVC Double Glazing
- Ample Off Road Parking
- Private Corner Plot
- White Bathroom Suite
- Combi Boiler
- Carport

A Spacious Three-Bedroom Semi-Detached Home on a Private Corner Plot!

Occupying a pleasant and private corner plot, this spacious three-bedroom semi-detached home offers generous living accommodation, ample off-road parking and a carport.

The well-proportioned accommodation includes a comfortable lounge and an open-plan kitchen with dining space, ideal for everyday family living. Upstairs, there are three generously sized bedrooms and a family bathroom fitted with a white suite. Further benefits include a modern combination boiler and UPVC double glazing.

Outside, the property enjoys a private corner position, screened by mature hedging, with ample parking and the added convenience of a carport. To the rear, the garden features a paved patio area and a lawn, providing a pleasant space for outdoor relaxation.

Contact Austerberry today to arrange your viewing!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Grey fitted carpet with floor mat. Stairs to the first floor.

LOUNGE
16'1 x 9'2 (4.90m x 2.79m)
Grey fitted carpet. Radiator. UPVC double glazed bay window. Feature fireplace with gas fire (capped off).

OPEN PLAN KITCHEN WITH DINING SPACE
19'7 x 11'5 (5.97m x 3.48m)
Shaker style range of fitted wall cupboards and base units with an integrated electric oven and hob. Tiled splashback. Two radiators. Plumbing for washing machine. Space for fridge freezer. Wood effect vinyl flooring. Three UPVC double glazed windows and UPVC double glazed patio doors.

FIRST FLOOR

LANDING
Grey fitted stair and landing carpet. Cupboard containing the gas combi boiler. Access to the loft.

BEDROOM ONE
13'8 x 8'2 (4.17m x 2.49m)
Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
10'7 x 10'7 (3.23m x 3.23m)
Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE
10'5 x 8'8 (3.18m x 2.64m)
Grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
7'8 x 5'7 (2.34m x 1.70m)
White suite consisting of a panelled bath with shower over, pedestal wash basin and wc. Radiator. Part tiled walls. Vinyl flooring. Wall unit with fitted mirror. UPVC double glazed window.

OUTSIDE
The private front garden is gravelled and there is a paved driveway and an attached carport.

The enclosed rear garden has a paved patio, grass lawn and an external storage shed.








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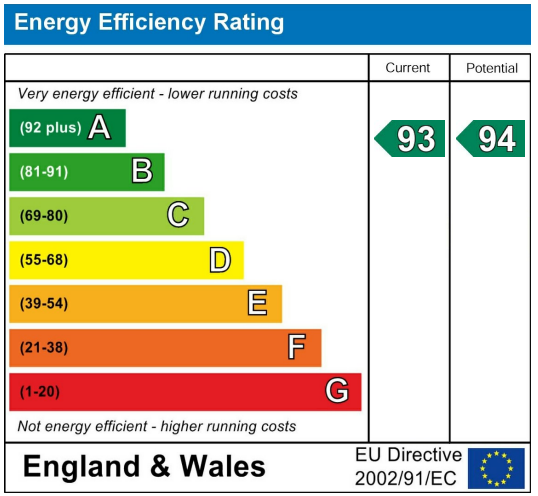
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Potential
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(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
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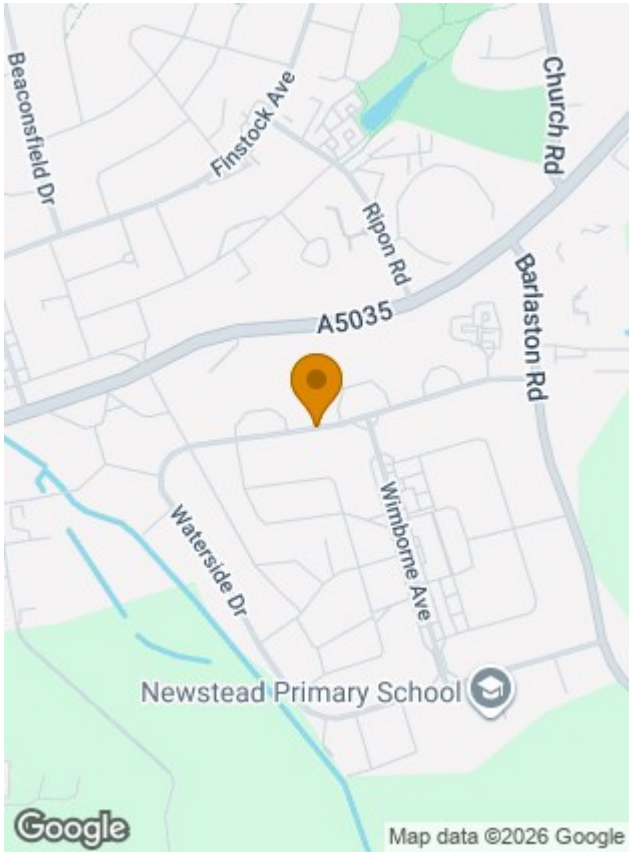
England & Wales
EU Directive 2002/91/EC


Beaconsfield Dr
Finstock Ave
Church Rd
Ripon Rd
Barlaston Rd
A5035
Waterside Dr
Wimborne Ave
Newstead Primary School
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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.

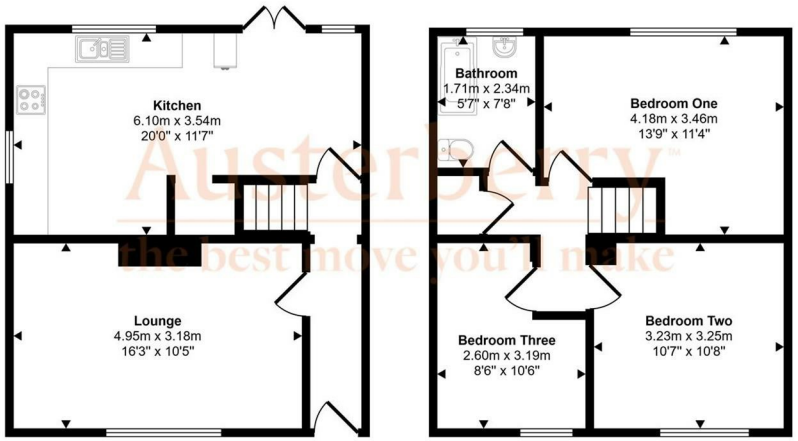
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• 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 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.

Approx Gross Internal Area
83 sq m / 892 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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