



11 Westbourne Drive, Tunstall, Stoke-On-Trent, ST6 5LZ

Asking Price
£120,000

- Ready To Move Into!
- Two Large Bedrooms
- Kitchen With Integrated Oven And Hob
- Combi Boiler
- No Chain!
- Two Reception Rooms
- UPVC Double Glazing
- Off Road Parking

FRESHLY DECORATED AND READY TO MOVE INTO!

A budget priced semi-detached house which is ready to move into or to let!

This house has UPVC double glazing, gas central heating from a combi boiler and off-road parking space.

The accommodation features two reception rooms and a kitchen complete with an integrated electric hob and under oven as well as a separate utility room/small conservatory and two generously proportioned bedrooms on the first floor.

See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window. Laminate flooring. Radiator. Stairs leading to the first floor. Door into the...

LOUNGE

14'7 x 11'5 (4.45m x 3.48m)

Laminate flooring. Radiator. UPVC double glazed bay window.

KITCHEN

10'1 x 6'9 (3.07m x 2.06m)

Laminate flooring. Grey wall cupboards and base units with integrated electric hob and under oven. UPVC double glazed window and external door. Door into the...

DINING ROOM

10'3 x 9'9 (3.12m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed double doors leading into the...

CONSERVATORY

8'9 c 5'3 (2.67m c 1.60m)

Grey laminate look vinyl flooring. Single glazed windows. UPVC double glazed external door. Plumbing for washing machine.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Storage cupboard.

BEDROOM ONE

14'3 x 7'11 (4.34m x 2.41m)

Fitted carpet. Two UPVC double glazed windows. Radiator. Store room with gas combi boiler.

BEDROOM TWO

11'2 x 9'4 (3.40m x 2.84m)

Fitted carpet. UPVC double glazed window. Radiator.

BATHROOM

5'1 x 4'6 (1.55m x 1.37m)

Grey laminate look vinyl flooring. White pedestal wash basin and panelled bath with shower over. UPVC double glazed window. Double radiator.

SEPARATE WC

Grey laminate look vinyl flooring. White low level wc. UPVC double glazed window.

OUTSIDE

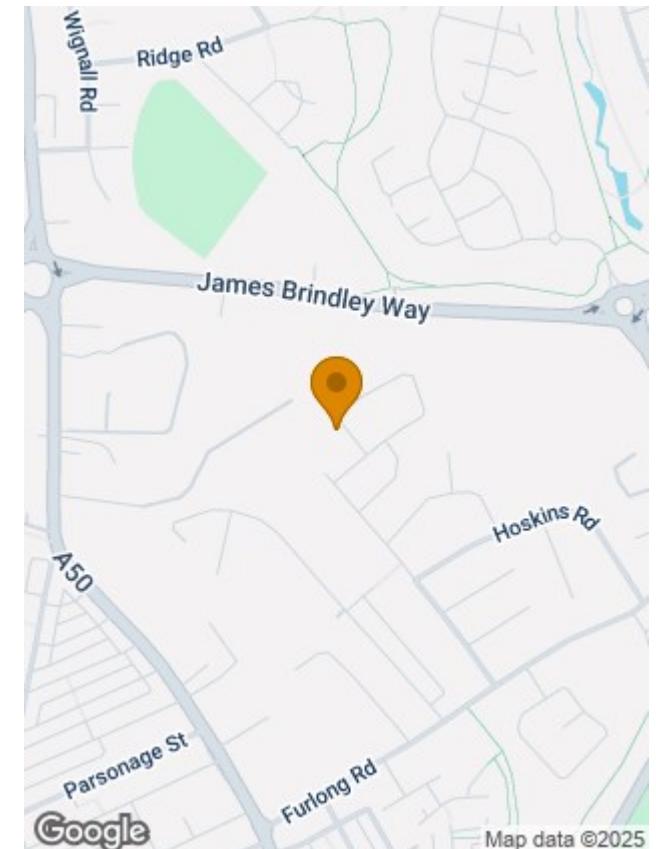
Driveway and garden at the front of the property.

Rear garden with open space beyond.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C	71	
(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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