

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1051 Leek Road, Hanley, Stoke-On-Trent, ST1 6AP

£130,000

- Ready To Move Into
- Two Reception Rooms
- Potential Home Office
- Combi Boiler & UPVC Double Glazing
- Fully Refurbished
- Two Bedrooms
- Large Fitted Kitchen
- Large Rear Garden

## SPACIOUS, WELL PRESENTED AND WITH A LARGE GARDEN!

This town house has a traditional appearance and is located in a particularly convenient location for access to Hanley City Centre.

Step inside the house and you will appreciate that it has been totally refurbished and we understand that the scheme of modernisation and improvement took place around three years ago. The decoration is fresh and painted white and the property boasts a fully fitted kitchen with integrated appliances as well as a cloakroom/wc. two reception rooms and a useful potential home office or storeroom on the ground floor.

Upstairs you'll find two well-proportioned bedrooms as well as a useful storeroom and a large shower room. The house has UPVC double glazing throughout, heating from a gas combi boiler and to the rear is a large terraced low maintenance paved garden area with a gateway leading to a further extensive garden with open space beyond.

This is a unique property which has to be seen to be appreciated! For more information call or e-mail us.



## GROUND FLOOR

### PORCH/HALL

UPVC double glazed front door. Laminate flooring.

### SITTING ROOM

13'3 x 13'1 (4.04m x 3.99m)

Grey laminate flooring. Radiator. UPVC double glazed bay window.

### HALLWAY

Grey laminate flooring. Radiator. Stairs leading to the first floor. Door into the...

### STUDY/ HOME OFFICE/STORE ROOM

9'10 x 6'4 (3.00m x 1.93m)

Grey laminate flooring. Radiator. Shelving. (No natural light).

### LIVING ROOM

13'5 x 13'3 (4.09m x 4.04m)

Grey laminate flooring. Radiator. UPVC double glazed window.

### FITTED KITCHEN

16'3 x 6'10 (4.95m x 2.08m)

Excellent range of wall cupboards and base units with a pale colour timber effect finish together with integrated double oven, electric hob, cooker hood, washing machine and fridge freezer. Grey laminate flooring. Radiator. UPVC double glazed windows. Spotlights. UPVC double glazed rear external door.

### CLOAKROOM/WC

Tiled floor. UPVC double glazed window. Radiator. White low level wc and wash basin within a fitted unit.

## FIRST FLOOR

### LANDING

Grey laminate flooring. Fitted stair carpet. Radiator.

## BEDROOM ONE

14'9 x 10'1 (4.50m x 3.07m)

Grey laminate flooring. UPVC double glazed window. Two radiators. Cupboard containing the Glow Worm gas combi boiler.

## BEDROOM TWO

13'5 x 8'0 (4.09m x 2.44m)

Grey laminate flooring. UPVC double glazed window. Radiator.

## STORE ROOM

6'6 x 5'1 (1.98m x 1.55m)

Grey laminate flooring. No natural light.

## SHOWER ROOM

9'9 x 6'4 (2.97m x 1.93m)

Vinyl flooring. UPVC double glazed window. Double radiator. White pedestal wash basin, low level wc and large walk in rain head shower.

## OUTSIDE

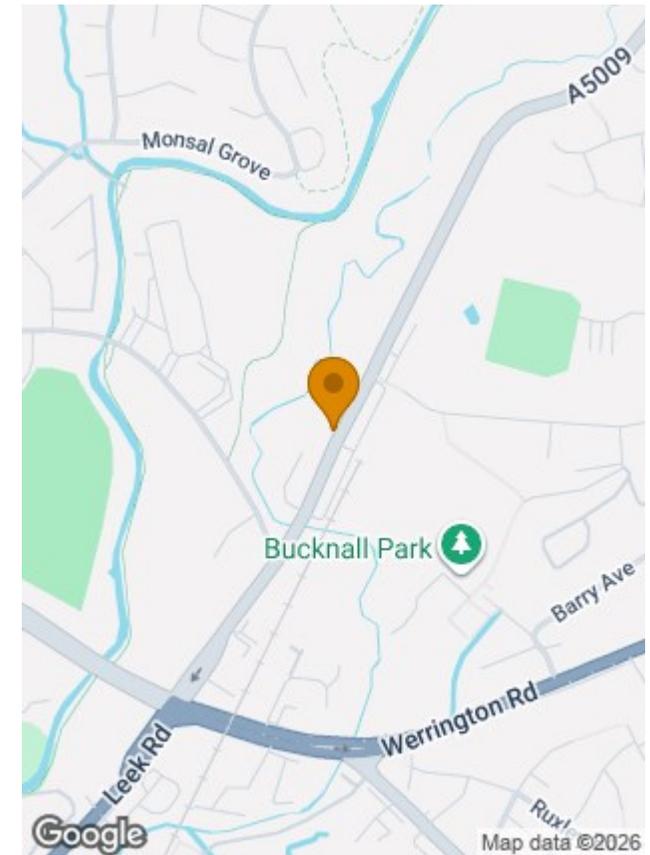
There is a large paved area to the front of the property with external power socket whilst to the rear you'll find a really big garden with two paved patio areas, beds, an external power socket and extensive terraced garden beyond with greenhouse, shed and established trees. This area has massive potential and open space beyond.

N.B. The property also has 2 wired in smoke detectors 1 upstairs and 1 downstairs ,1 wired in heat detector in the kitchen , and a wired in carbon monoxide detector in the front bedroom (all alarm connectable\_.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:enquiries@austerberry.co.uk)

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