

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



64 Newmount Road, Fenton, Stoke-On-Trent, ST4 3HQ

£125,000



- Watch Our Online Video Tour!
- UPVC Double Glazing
- Low Maintenance Rear Garden
- Competitive Price
- Three Bedrooms
- Gas Central Heating
- Good Location

A three bedroom property in a fantastic location!

This house on Newmount Road represents great value for money thanks to a huge range of key features which you would usually expect to find in much larger and more expensive property.

At the front of the property you will find a driveway providing off road parking, and at the rear of the property is low maintenance garden and timber shed.

There is a useful porch upon entry to the property as well as a kitchen, living room and a rear porch/utility area.

The first floor provides three useable bedrooms and the bathroom, which you may well want to replace at your leisure.

The property features UPVC double glazed windows throughout and gas central heating.

We appreciate that you may want to selectively update the property but ultimately, this is a real opportunity to purchase an attractive property as a very competitive price.

See our online virtual tour and for more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE PORCH

UPVC double glazed front door. Tiled floor.

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs to the first floor.

### KITCHEN

9'11 max x 8'11 max (3.02m max x 2.72m max)

UPVC double glazed window. Tiled floor. Radiator. Part tiled walls. Range of wall cupboards and base units.

### LIVING ROOM

14'10 max x 11'9 (4.52m max x 3.58m)

UPVC double glazed window. Fitted carpet. Radiator. Gas boiler with back boiler for central heating.

### REAR PORCH

7'6 x 4'8 (2.29m x 1.42m)

UPVC double glazed rear door. UPVC double glazed window. Tiled floor.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. Store cupboard with hot water cylinder.

### BEDROOM ONE

11'10 x 8'10 (3.61m x 2.69m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

### BEDROOM TWO

10'0 x 8'10 (3.05m x 2.69m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

8'9 x 5'8 (2.67m x 1.73m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

5'7 x 5'7 (1.70m x 1.70m)

Fitted carpet. Radiator. UPVC double glazed window. Tiled walls. Bath with electric shower over, wash basin and wc.

## OUTSIDE


There's a driveway to the front of the property with parking space for approximately 2 vehicles.

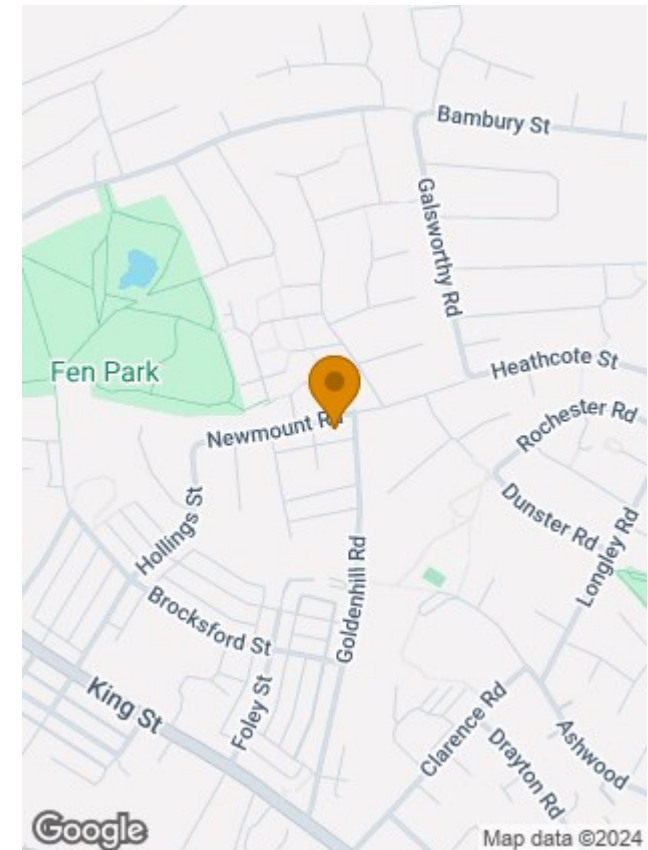
To the rear there is a patio, small artificial lawn and a timber shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



## MATERIAL INFORMATION

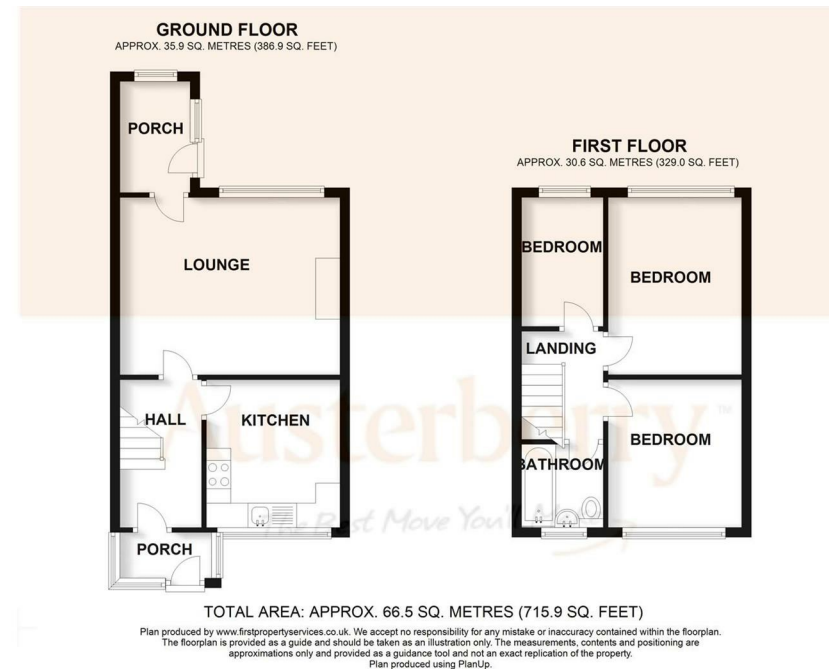
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>™</sup>  
the best move you'll make