

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Parkfield Road, Dresden, Stoke-On-Trent, ST3 4NT

£180,000

- A Semi-Detached Property
- New Combi Boiler
- Two Reception Rooms
- Off Road Parking
- Three Bedrooms
- Solar Panels
- Modern Bathroom With White Suite
- Detached Garage

A traditional property with some attractive modern features!

This house on Parkfield Road provides great accommodation as you would expect but with the addition of a new combi boiler and solar panels! The traditional entrance hall has a black & white tiled floor and leads to a modern fitted kitchen and also two separate reception rooms on the ground floor. Upstairs are three bedrooms with fitted carpets and a white bathroom with tiled walls.

Outside you will find a driveway to the front of the house which leads to a detached brick garage. The garden is laid out across two tiers to include a paved seating area and grass lawn.

We know you will like this house, please contact us today to arrange your viewing!



ENTRANCE HALL

Timber front door. Radiator. Tiled flooring. Stairs to the first floor.

W/C

W/C. Storage with window and radiator

FRONT RECEPTION ROOM

11'05 x 9'08 (3.48m x 2.95m)

Timber double glazed window. Radiator. Laminate flooring. Feature wallpaper. Wall lighting. Sliding glass partition doors.

REAR RECEPTION ROOM

11'11 x 9'08 (3.63m x 2.95m)

Timber double glazed rear window. Laminate flooring. Fireplace with gas fire.

KITCHEN

14'10 x 5'10 (4.52m x 1.78m)

Gloss cream fitted kitchen with integrated gas hob and oven. Timber double glazed windows. Plumbing for washing machine. Tiled flooring. Part tiled walls. Radiator. Timber external door.

FIRST FLOOR

STAIRS & LANDING

Grey fitted carpet. Loft hatch. Timber double glazed window. White painted wooden balustrade.

BEDROOM ONE

11'05 x 9'09 (3.48m x 2.97m)

Grey fitted carpet. Timber double glazed window. Radiator.

BEDROOM TWO

11'11 x 9'08 (3.63m x 2.95m)

Grey fitted carpet. Timber double glazed window. Radiator. Integral wardrobes.

BEDROOM THREE

7'02 x 5'11 (2.18m x 1.80m)

Grey fitted carpet. Timber double glazed window. Radiator.

BATHROOM

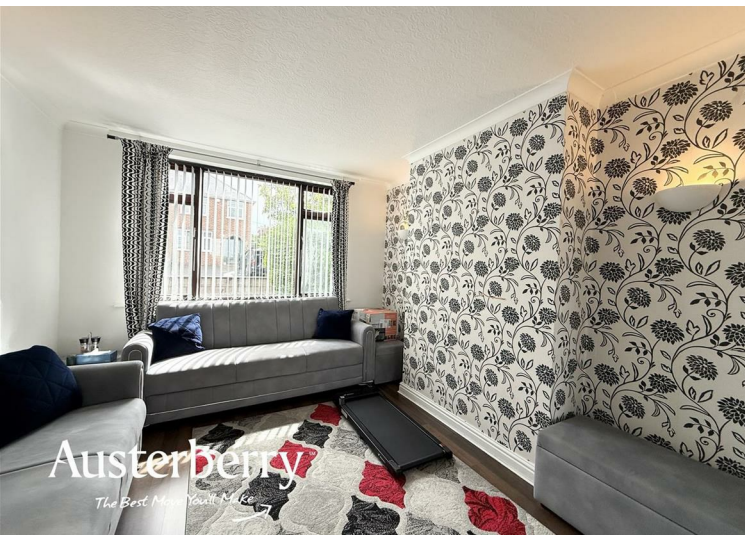
7'05 x 5'11 (2.26m x 1.80m)

Modern white suite with shower over the bath. Toilet. Wash basin. Heated towel rail. Tiled walls. Grey vinyl flooring. Cupboard containing modern combi boiler. Timber double glazed window. Extractor fan.

OUTSIDE

To the front of the property there is a paved driveway leading to the detached garage.

Whilst at the rear there is a garden laid out across two levels including a paved patio area and grass lawn.





MATERIAL INFORMATION

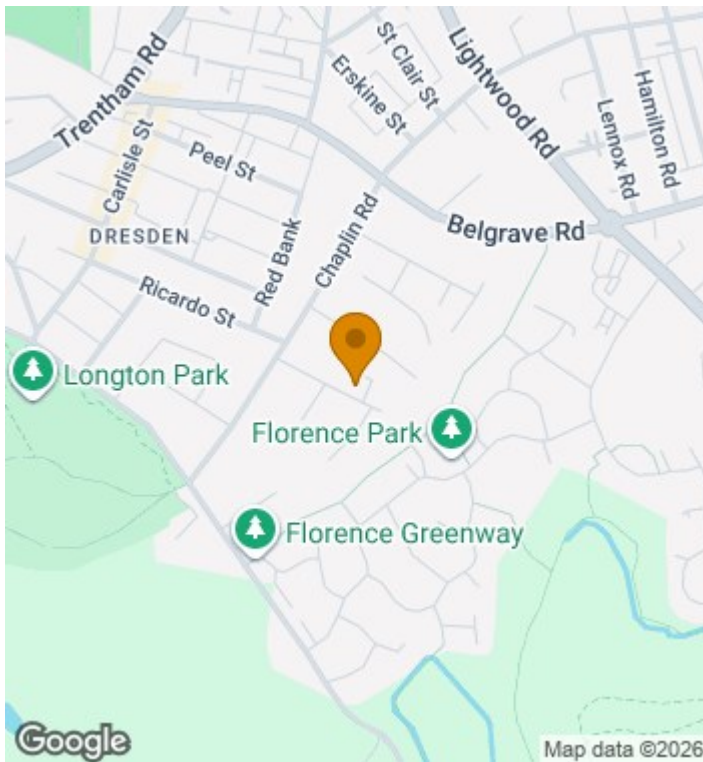
Tenure - Freehold

Council Tax Band - B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(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	



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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