



6 Anchor Terrace, Longton, Stoke on Trent, ST3 1JR

£160,000

- Freshly Modernised
- Close to Local Schools And Town Centre
  - GF Cloakroom/Wc
  - Combi Boiler & UPVC Double Glazing
- Ready To Move Into!
- Three Good Bedrooms
- FF Shower Room/Wc
- No Chain!

## THREE BEDROOMS, CONVENIENT LOCATION AND READY TO MOVE INTO!

Freshly modernised and decorated and an ideal home for First Time Buyers or a family.

Within walking distance of local schools as well as the town centre and a house that offers three really well proportioned bedrooms as well as a comfortable lounge which extends from the front to the rear of the property and from which patio doors lead out into the rear garden.

There's also a well fitted kitchen with dining area, complete with integrated oven and hob and as well as a downstairs cloakroom with wc you'll also find a modern first floor shower room complete with walk in rain head shower.

This house has central heating from a combi boiler as well as UPVC double glazing throughout and there is no onward chain to slow down your purchase!

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door and window. Radiator. Under stairs storage cupboard. Laminate flooring. Stairs leading to the first floor.

### CLOAKROOM/WC

Tiled floor. White low level wc and modern white basin within a fitted unit.

### LOUNGE

18'3 x 10'10 max (5.56m x 3.30m max)

New fitted carpet. Two radiators. UPVC double glazed window to the front of the room with fitted vertical blinds. UPVC double glazed patio doors at the rear leading out into the garden, the doors also have fitted vertical blinds. Feature fireplace surround.

### KITCHEN WITH DINING AREA

18'4 x 8'3 (5.59m x 2.51m)

Laminate flooring. Excellent range of shaker style wall cupboards and base units together with integrated gas hob, cooker hood and eye level oven. Radiator. UPVC double glazed windows to the front and rear.

### REAR PORCH

UPVC double glazed external door.

## FIRST FLOOR

### LANDING

New fitted stair and landing carpets. Walk in airing cupboard with gas combi boiler. Access to the loft.

### BEDROOM ONE

12'0 to face of wardrobes x 11'9 (3.66m to face of wardrobes x 3.58m)

New fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Excellent range of fitted wardrobes to one wall.

### BEDROOM TWO

12'1 x 8'4 (3.68m x 2.54m)

New fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe/storage cupboard.

### BEDROOM THREE

10'11 x 6'5 (3.33m x 1.96m)

New fitted carpet. Radiator. UPVC double glazed window.

### MODERN SHOWER ROOM

8'6 x 5'11 max (2.59m x 1.80m max)

Grey laminate look vinyl flooring. White suite consisting of a pedestal wash basin, low level wc and a walk in rain head shower. UPVC double glazed window. Vertical stainless steel radiator.

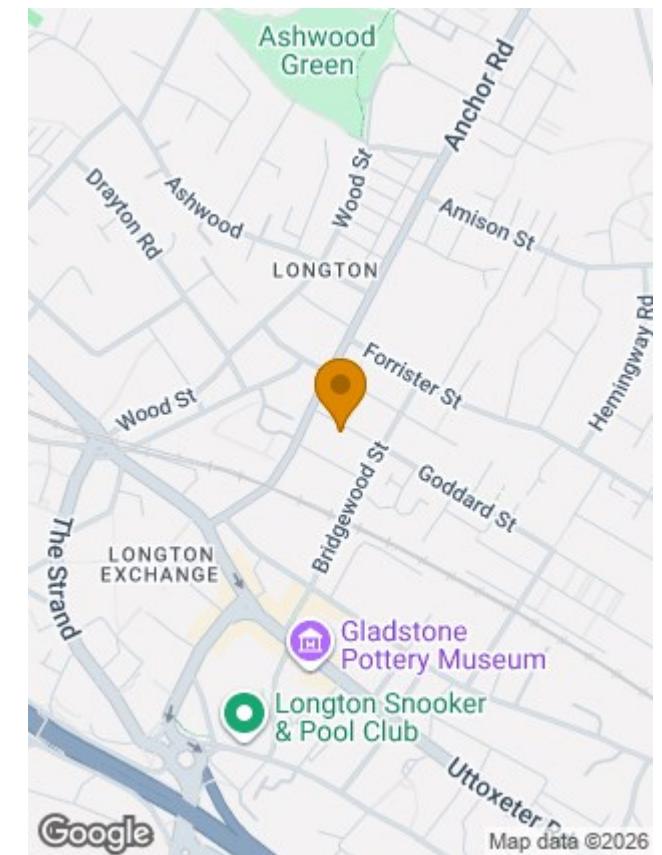
### OUTSIDE

There is a walled front garden to the rear of the house and an enclosed garden with a large paved patio area, brick storage shed and lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		68
(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](mailto:enquiries@austerberry.co.uk)

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