

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



131 Belgrave Road, Dresden, Stoke-On-Trent, ST3 4PL

£130,000

- Watch Our Online Video Tour!
 - Three Bedrooms
 - Fitted Kitchen + Appliances
 - Gardens To Front And Rear
- Superb Modernisation Just Completed
 - Downstairs Cloakroom And Upstairs Bathroom
 - Separate Lounge And Dining Room
 - No Chain!

A superb fully modernised house!

Why settle for less than the very best when you can choose this truly exceptional and fully modernised town house?

The standard of finish is high and the current presentation is quite exceptional and we know that you will be impressed by the extent of accommodation on offer within this town house.

From the lounge, double doors lead into the dining room from which there is a double glazed door into the garden and an open archway leading into a stunning fitted kitchen with integrated appliances. Additional features include a ground floor cloakroom/WC, a newly fitted first floor bathroom, three bedrooms and a delightful fully enclosed back garden as well as a small walled garden at the front.

Needless to say there is gas central heating from a combi boiler as well as UPVC double glazing throughout... this house really is ready to move into and is being sold with no onward chain.

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



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LOUNGE

16'7 x 8'8 + recess (5.05m x 2.64m + recess)

Fitted carpet. Radiator. UPVC double glazed bay window with window seating and storage to the front of the room. Walk in understairs storage cupboard. Double doors leading into the ...

DINING ROOM

11'11 x 10'6 rear (3.63m x 3.20m rear)

Fitted carpet. Radiator. UPVC double glazed door leading out into the garden. Open archway leading into the...

STUNNING FITTED KITCHEN

17'7 x 5'6 (5.36m x 1.68m)

With gleaming grey floor tiles and an excellent range of grey wall cupboards and base units Soft close doors and drawers. together and integrated Bosh electric hob, under oven and dishwasher. Spotlights. Dark grey contemporary style radiator. Concealed Logic gas combi boiler. UPVC double glazed windows and external door.

CLOAKROOM/ WC

5'6 x 2'5 (1.68m x 0.74m)

Flooring to match the kitchen. UPVC double glazed window. White low level W/C and wash basin within a fitted unit. Stainless steel centrally heated towel rail radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Radiator.

BEDROOM ONE

12' x 12' max front (3.66m x 3.66m max front)

Fitted carpet. Double radiator. UPVC double glazed window. Original feature fireplace. Spotlights.

BATHROOM/ WC

8'7 max x 5'8 (2.62m max x 1.73m)

Newly refitted! Vinyl tile effect flooring. Part tiled walls. A white suite featuring a panelled bath with rain head shower over, low level WC and wash basin within a fitted unit. Stainless steel central heated towel rail. Spotlights.

BEDROOM TWO

9' x 8'7 rear (2.74m x 2.62m rear)

Fitted carpet. Radiator. UPVC double glazed window. Spotlights.

BEDROOM THREE

9' 7 x 5'11 (2.74m 2.13m x 1.80m)

Fitted carpet. Radiator. UPVC double glazed window. Spotlights.

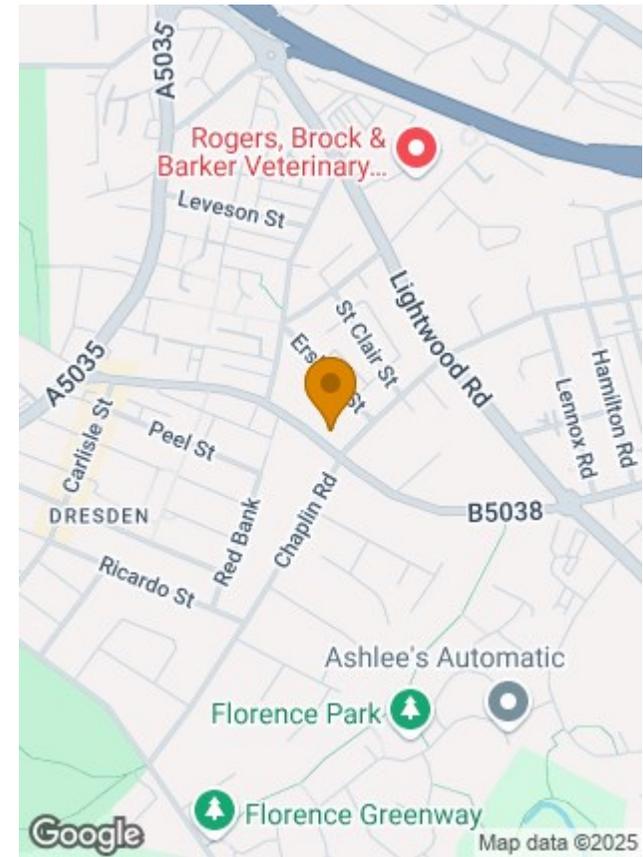
OUTSIDE

There is a walled gravelled front garden with two mature hydrangea bushes whilst to the rear is an enclosed garden with lawn, borders and gravelled seating area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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

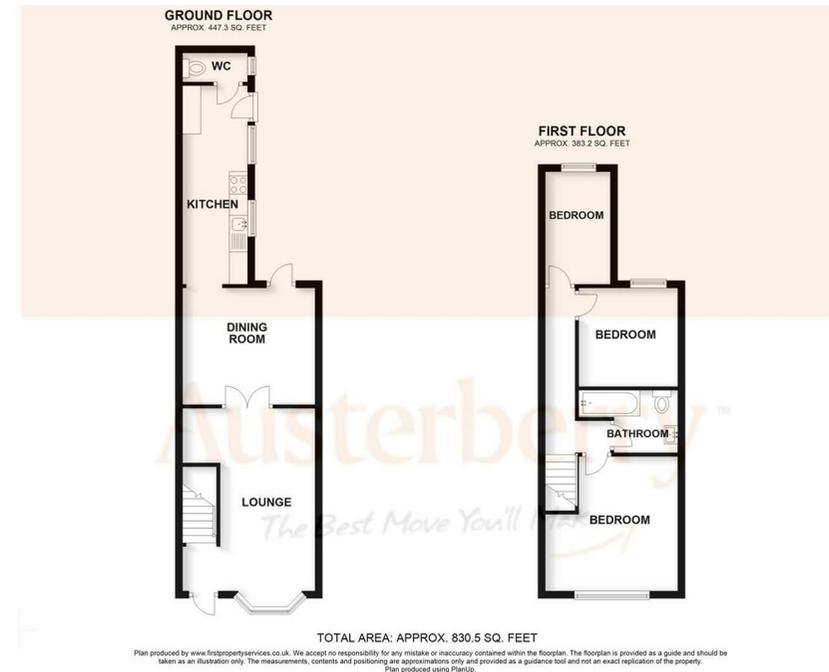
Tenure - Freehold

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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