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the best move you'll make

Estate Agents

Letting and Management Specialists



40 Adkins Street, Burslem, Stoke-On-Trent, ST6 2LH

£170,000

- Three Bedrooms
- White Bathroom Suite
- UPVC Double Glazing
- Driveway For Off Road Parking
- Fitted Kitchen With Dining Space
- Combi Boiler
- Large Detached Double Garage
- Prime Location

Nestled on the charming Adkins Street in Stoke-On-Trent, this delightful three-bedroom townhouse presents an excellent opportunity for families and professionals alike. The well-appointed kitchen features a dining area, perfect for enjoying family meals or hosting dinner parties.

The three bedrooms offer comfortable living spaces, ideal for rest and rejuvenation and the white bathroom suite adds a touch of modern elegance, ensuring a pleasant experience for all residents.

One of the standout features of this property is the large detached double garage, providing not only secure parking but also additional storage space for your belongings. The paved driveway allows for off-road parking, enhancing convenience and accessibility.

This townhouse is a wonderful blend of comfort and practicality, making it a perfect choice for those seeking a welcoming home in a vibrant community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming townhouse your new home.

For more information call or e-mail.





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door and window. Laminate flooring. Radiator. Stairs to the first floor.

LOUNGE
11'4 x 10'6 (3.45m x 3.20m)
Laminate flooring. Radiator. UPVC double glazed bay window. Feature fireplace with gas fire and wall lighting.

KITCHEN WITH DINING SPACE
14'9 x 10'11 (4.50m x 3.33m)
Modern range of wall cupboards and base units with integrated appliances including a fridge freezer, dishwasher and a large free standing Smeg range cooker with induction hob. Plumbing for washing machine. UPVC double glazed window. Radiator. UPVC double glazed external door. Tiled flooring. Under stairs cupboard containing the Baxi combi boiler.

FIRST FLOOR

BEDROOM ONE
10'11 x 9'11 (3.33m x 3.02m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe and drawers.

BEDROOM TWO
10'7 x 8'8 (3.23m x 2.64m)
Fitted carpet. Radiator. UPVC double glazed window. Radiator.

BEDROOM THREE
7'11 x 5'7 (2.41m x 1.70m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC
7'8 x 5'6 (2.34m x 1.68m)
Modern white suite with shower and screen over the bath, wash basin within a vanity unit and wc. Chrome heated towel rail radiator. Fully tiled walls. Vinyl flooring. Extractor fan. UPVC double glazed window. Spotlights.

OUTSIDE
To the front of the property there is a pedestrian gate and paved garden. There are double gates to the side which leads into a concrete paved driveway providing parking for two or three cars along with a paved rear yard.

LARGE DETACHED DOUBLE GARAGE
30'0 x 11'4 (9.14m x 3.45m)
Electric roller shutter door. Light and power UPVC double glazed window. Pedestrian door. Alarmed.








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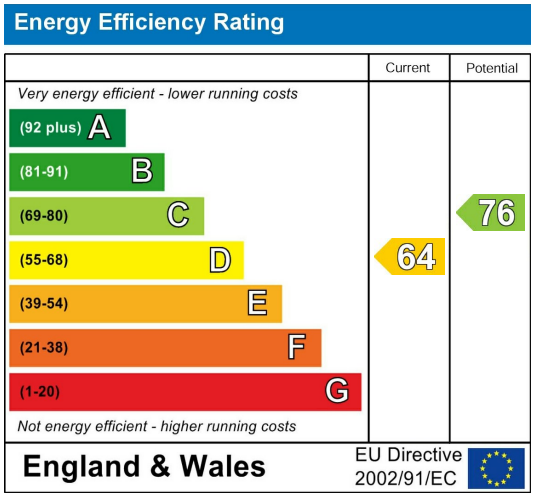

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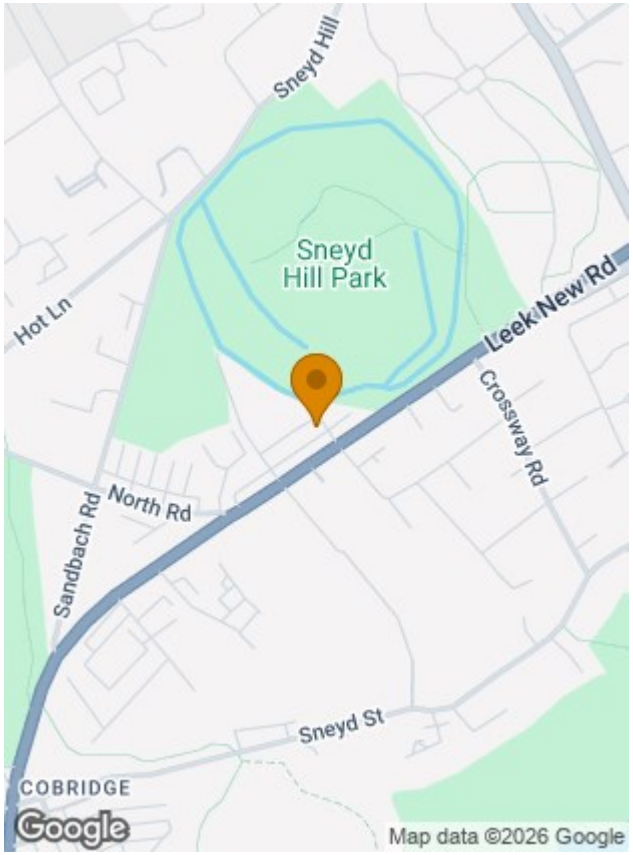

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
76
England & Wales
EU Directive 2002/91/EC


Sneyd Hill
Sneyd Hill Park
Hot Ln
Leek New Rd
Crossway Rd
North Rd
Sandbach Rd
Sneyd St
COBRIDGE
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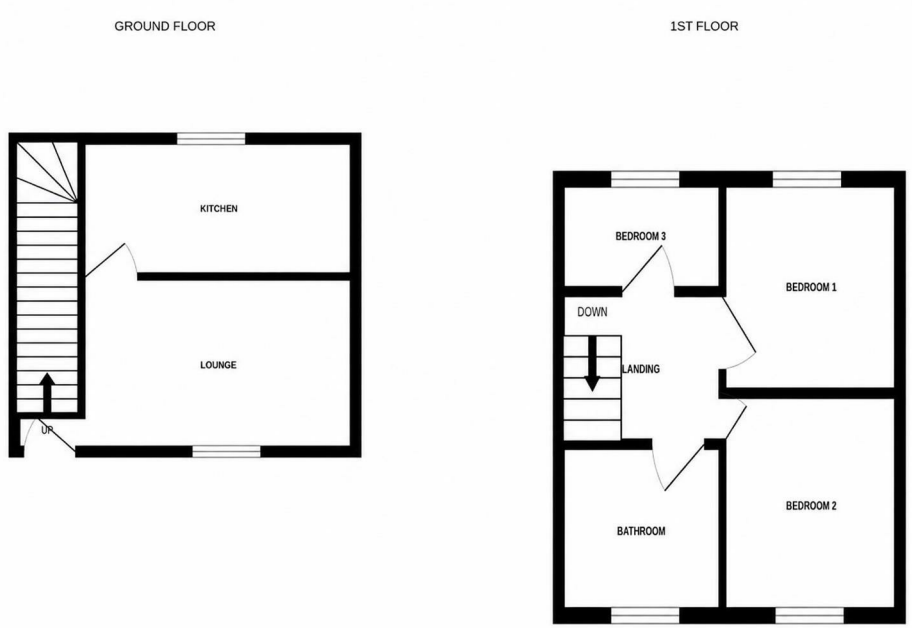
MATERIAL INFORMATION

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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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