

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Austin Street, Joiners Square, Stoke-On-Trent, ST1 3HT

£155,000

- Beautifully Presented
- Superb Modern Kitchen/Diner
- UPVC Double Glazing & Gas Central Heating
- Artificial Lawn
- Three Bedrooms
- Shower Room
- Block Paved Driveway
- Large Rear Garden

A beautifully presented three-bedroom end townhouse with a gated driveway, generous rear garden and stylish modern accommodation throughout.

Situated on Austin Street, within easy reach of Hanley and a range of local amenities, this impressive home offers an excellent combination of space, presentation and practicality.

The ground floor features a welcoming lounge with attractive laminate flooring and wall lighting, alongside a superb modern kitchen/diner. Finished with sleek gloss units, integrated appliances and a useful peninsula, the kitchen provides plenty of room for dining and entertaining, as well as a practical utility cupboard.

Upstairs are three well-proportioned bedrooms and a contemporary shower room, while excellent storage throughout the property includes a useful integral external store.

Outside, the property continues to impress with a gated, block-paved driveway and low-maintenance artificial lawn to the front. To the rear is a generous enclosed garden designed for easy upkeep, complete with a raised decked seating area – ideal for relaxing and entertaining.

A smart, spacious and ready-to-enjoy home in a convenient Hanley location. Early viewing is highly recommended – contact Austerberry today to arrange your appointment.



GROUND FLOOR

ENTRANCE HALL

Double glazed composite front door. Grey laminate flooring. Stairs to the first floor.

LOUNGE

14'3 x 10'5 (4.34m x 3.18m)

Wood effect laminate flooring. Radiator. UPVC double glazed window. Electric feature fire. Wall lights.

REAR HALL

Grey tiled flooring. Double glazed composite rear door. Storage cupboard and space for coats & shoes.

KITCHEN WITH DINING SPACE

17'8 x 9'5 (5.38m x 2.87m)

Modern gloss white wall cupboards and base units with integrated electric oven, gas hob and peninsula. Grey tiled flooring in the kitchen area and grey laminate flooring in the dining area. Tile effect pvc splashback. Radiator. Two UPVC double glazed windows. Useful utility cupboard with connection for washing machine and tumble dryer.

FIRST FLOOR

LANDING

Grey fitted stair and landing carpet. Cupboard containing the gas central heating boiler and hot water cylinder. Access to the loft.

BEDROOM ONE

11'9 x 9'5 (3.58m x 2.87m)

Grey fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe. Fitted additional wardrobe with sliding mirrored doors.

BEDROOM TWO

10'5 x 8'10 (3.18m x 2.69m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'6 x 7'7 (2.59m x 2.31m)

Grey fitted carpet. Radiator. UPVC double glazed window. Integral store cupboard.

SHOWER ROOM

5'9 x 4'10 (1.75m x 1.47m)

Modern suite with large walk in shower with electric shower and glass screen and wash basin. Chrome heated towel rail radiator. Grey vinyl flooring. Tile effect pvc walls. UPVC double glazed window. Spotlights.

SEPARATE WC

Grey tile effect vinyl flooring. UPVC double glazed window. Wc.

OUTSIDE

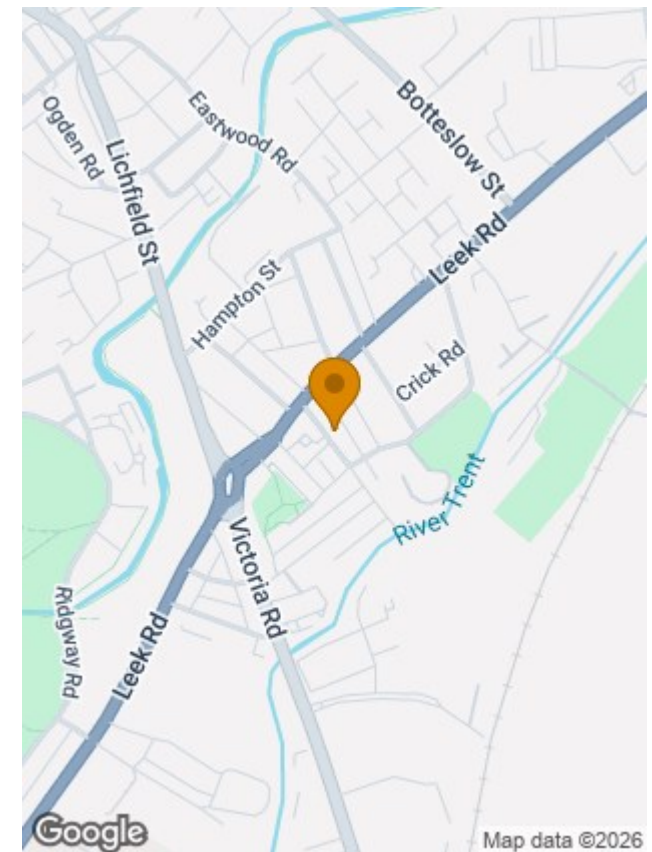
The property has a generous sized frontage a gated block paved driveway and artificial grass lawns.

There is a large enclosed low maintenance rear garden with a paved patio and raised decked seating area, outside tap and useful storage shed. There is also pedestrian rear gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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

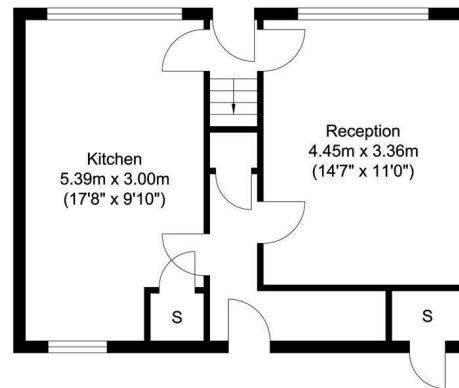
Tenure - Freehold

Council Tax Band - A

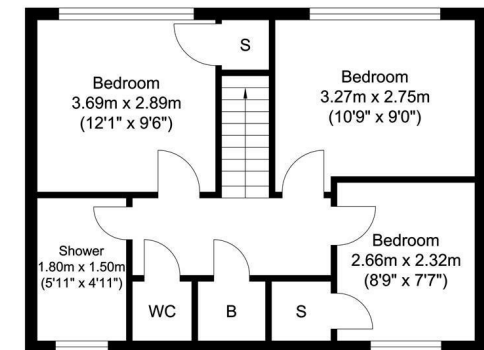


PLEASE NOTE

- * 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.



Ground Floor



First Floor

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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