Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



27 Linacre Way, Park Hall, Stoke-On-Trent, ST3 5SY

£195,000

- Desirable Park Hall Location
- Large Attached Garage
- UPVC Double Glazing
- Kitchen With Dining Area
- Three Bedrooms
- Low Maintenance Gardens
- Combi Boiler
- Wide Paved Driveway

THREE BEDROOMS AND A DESIRABLE PARK HALL LOCATION!

Park Hall is a very popular place to live and you will be delighted to see this most attractive semi-detached house.

There's a wide paved driveway at the front of the house which leads to a large attached single garage complete with light and power whilst inside the property you'll find three family-sized bedrooms, a nice bathroom with a white suite and shower over the bath, a comfortable lounge and a kitchen with dining area together with patio doors leading out into the garden.

The South facing rear garden has a large paved patio with steps leading down to a lower level patio complete with chalet/garden shed.

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

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Fitted carpet. Radiator. Stairs leading to the first floor. Double doors into the...

LOUNGE
15'9 x 11'0 (4.80m x 3.35m)
Fitted carpet. Double radiator. UPVC double glazed bay window with fitted vertical blinds. Wall mounted living flame effect electric fire. Under stairs storage cupboard.

KITCHEN WITH DINING AREA
14'2 x 8'5 (4.32m x 2.57m)
Grey laminate look vinyl flooring. White wall cupboards and base units. Part tiled walls. Plumbing for washing machine. Wall mounted Baxi gas combi boiler. UPVC double glazed window with fitted vertical blinds. UPVC double glazed sliding patio doors leading into the garden, also with fitted vertical blinds. Radiator.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. UPVC double glazed window with fitted vertical blinds. Spotlights. Access to the loft.

BEDROOM ONE
13'11 x 7'9 (4.24m x 2.36m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO
10'6 x 7'10 (3.20m x 2.39m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE
7'5 min x 6'1 (2.26m min x 1.85m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Built in storage cupboard.

BATHROOM/WC
6'0 x 5'8 (1.83m x 1.73m)
Tiled floor and walls. White suite with a panelled bath with shower and screen over, pedestal wash basin and low level wc. UPVC double glazed window. Radiator. Spotlights. Extractor.

OUTSIDE
The South facing rear garden has a large paved patio area with steps down to a lower level patio with timber chalet/shed and a raised bed. There is also an outside tap.

To the front is an attractive, landscaped low maintenance garden and a wide paved driveway leads to the...

ATTACHED GARAGE
21'11 x 8'6 internal measurements (6.68m x 2.59m internal measurements)
Up and over door. UPVC double glazed window and rear door. Light and power.








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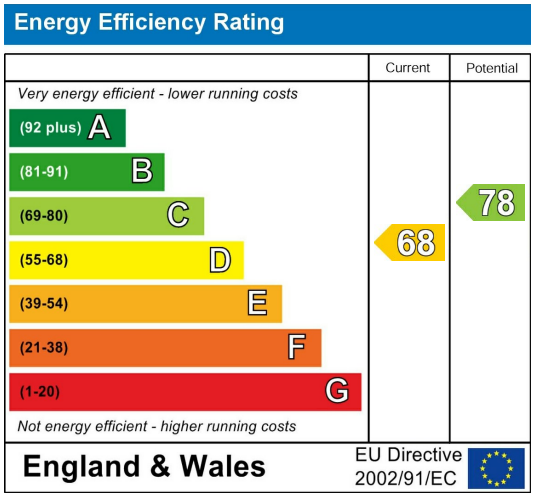

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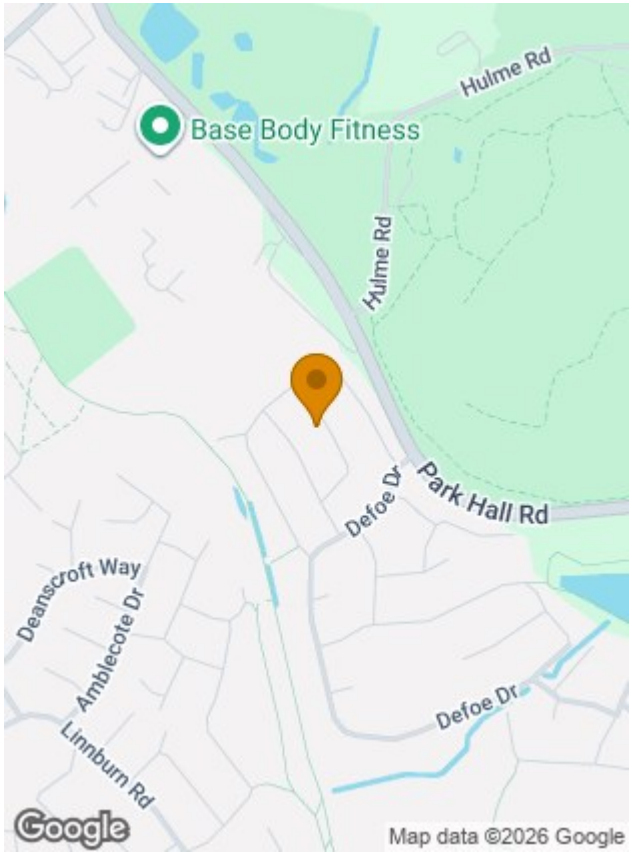

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
78
England & Wales
EU Directive 2002/91/EC


Base Body Fitness
Hulme Rd
Hulme Rd
Park Hall Rd
Defoe Dr
Deanscroft Way
Amblecote Dr
Linnburn Rd
Defoe Dr
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B





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.

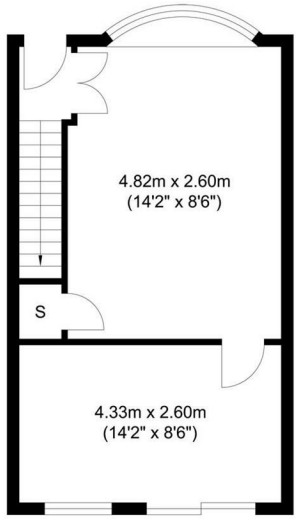
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

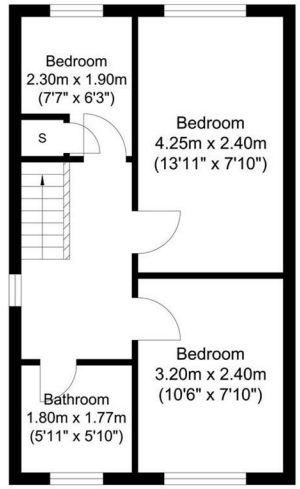
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• 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.



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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