

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



64 Kimberley Road, Etruria, Stoke-On-Trent, ST1 4BZ

£110,000

- Fully Refurbished Property
- Two Reception Rooms
- New Fitted Kitchen
- Combi Boiler & UPVC Double Glazing
- Two Bedrooms
- Fresh Decoration & New Fitted Carpets
- White Bathroom Suite
- No Chain!

A fully refurbished property that is ready to move into!

Austerberry are delighted to offer for sale with no onward chain, this exceptional two bedroom terraced house. Benefitting from fresh decoration and new fitted carpets, this property feels like a new home.

The kitchen is new with white units and an integrated electric oven and hob and the bathroom has a white suite and part tiled walls.

Upstairs you will find a familiar layout with two double bedrooms, gas central heating is from a combi boiler and the windows are double glazed.

Contact us today to arrange your viewing!



## GROUND FLOOR

### SITTING ROOM

11'3 x 9'11 (3.43m x 3.02m)

Grey laminate flooring. Radiator. UPVC double glazed front door and window. Electric flame effect fire.

### LIVING ROOM

12'3 x 9'11 (3.73m x 3.02m)

Grey laminate flooring. Radiator. UPVC double glazed window. Under stairs storage with shelving.

### KITCHEN

11'7 x 6'5 (3.53m x 1.96m)

Tiled flooring. Radiator. UPVC double glazed window. New range of white wall cupboards and base units with wood effect work tops and integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer.

### REAR HALL

Tiled flooring. UPVC double glazed external door. Cupboard containing the Baxi combi boiler.

## BATHROOM/WC

6'7 x 6'2 (2.01m x 1.88m)

White suite with shower and screen over the bath, pedestal wash basin and wc. Part tiled walls. Radiator. UPVC double glazed window.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet.

### BEDROOM ONE

11'3 x 9'10 (3.43m x 3.00m)

New fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

12'3 x 9'10 (3.73m x 3.00m)

New fitted carpet. Radiator. UPVC double glazed window. Integral storage cupboard.

## OUTSIDE

There is on street parking to the front and an enclosed block paved yard to the rear.





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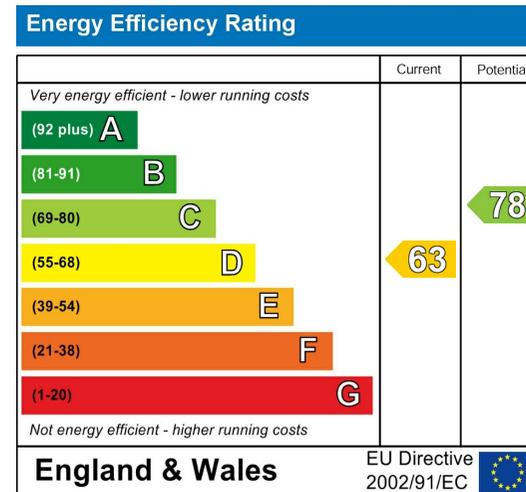
**MATERIAL INFORMATION**

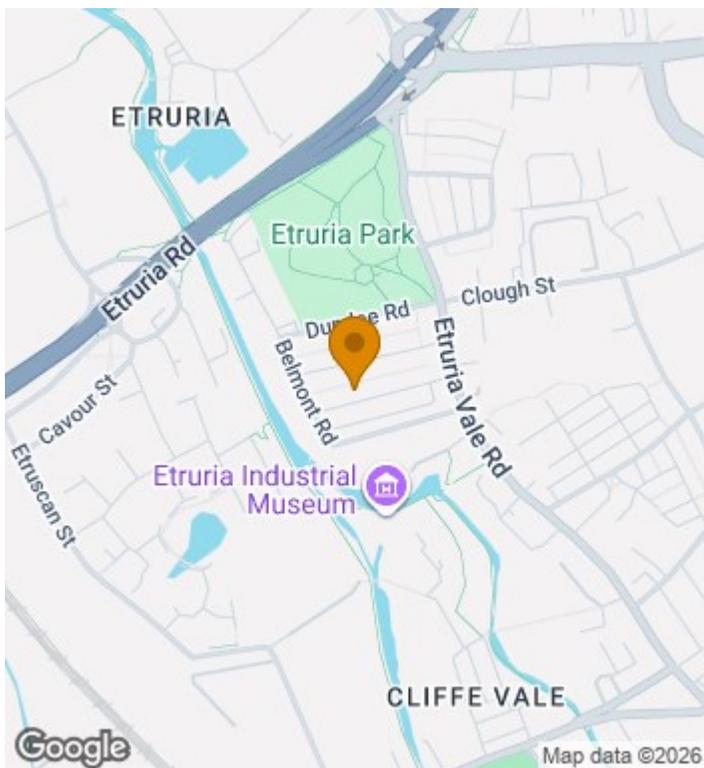
Tenure - Freehold

Council Tax Band - A



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**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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