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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.

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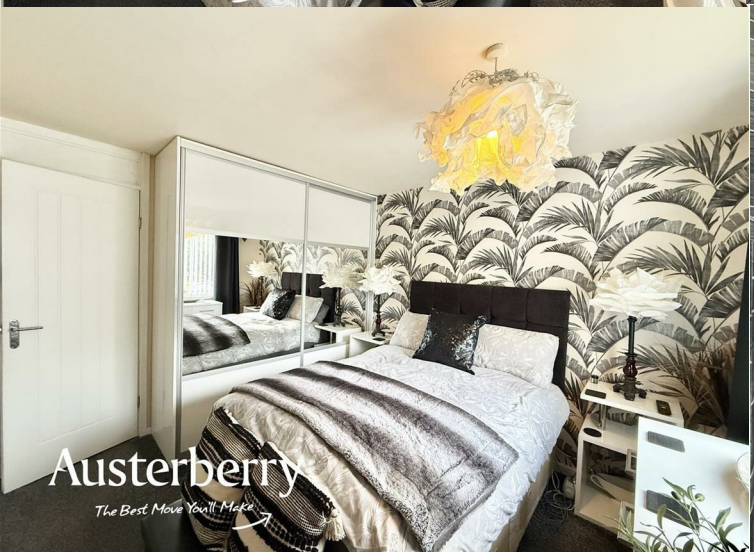
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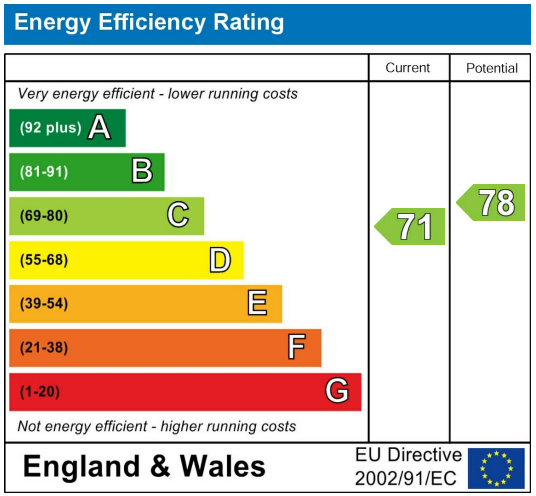
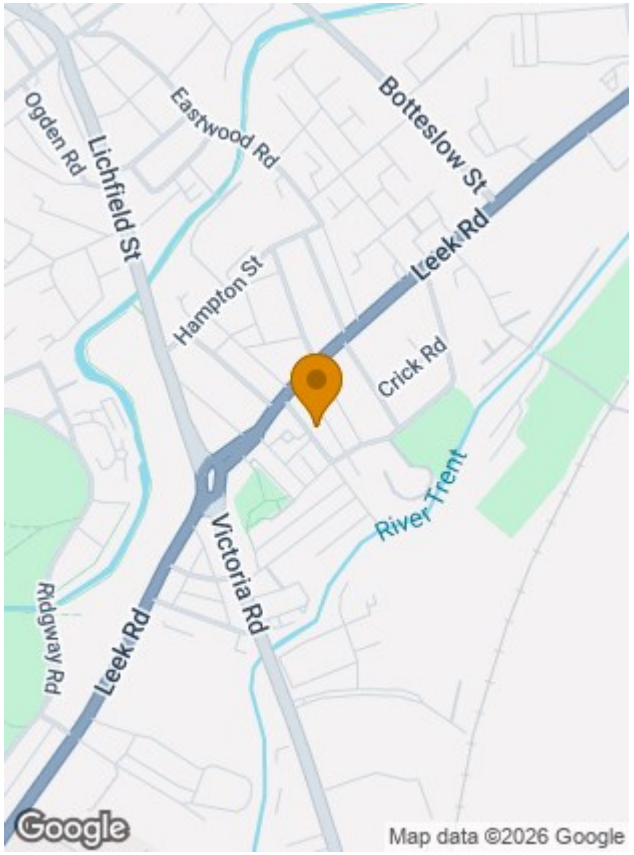

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
78
England & Wales
EU Directive 2002/91/EC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Eastwood Rd
Botteslow St
Lichfield St
Leek Rd
Hampton St
Crick Rd
River Trent
Victoria Rd
Ridgway Rd
Leek Rd
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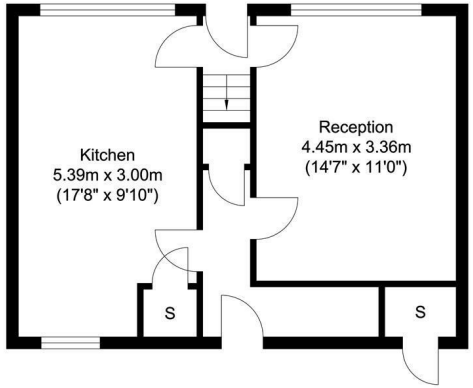
MATERIAL INFORMATION

Tenure - Freehold

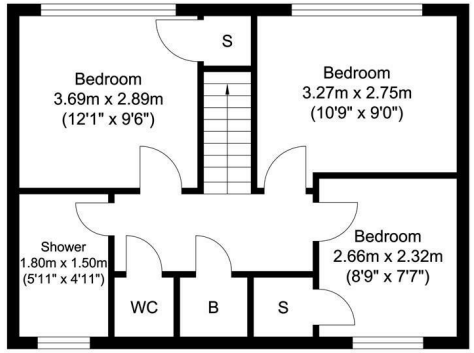
Council Tax Band - A

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 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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