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the best move you'll make

Estate Agents

Letting and Management Specialists



7 Yaxley Place, Newstead, Stoke-On-Trent, ST3 3LJ

£160,000

- Three Bedrooms
- Conservatory
- Combi Boiler
- Enclosed Rear Yard
- Kitchen/Diner
- White Bathroom Suite
- UPVC Double Glazing
- Block Paved Driveway

Located on Yaxley Place, this three-bedroom semi-detached home offers well-proportioned accommodation and would suit a range of buyers, including first-time purchasers, families, or investors.

The property provides a straightforward layout, with a comfortable living area and a kitchen positioned to the rear, with a conservatory beyond featuring under floor heating. Upstairs, there are three bedrooms along with a family bathroom, giving practical and flexible living space.

Externally, the home benefits from garden areas, providing outdoor space that can be enjoyed or further improved to suit individual needs. There is also scope for buyers to put their own stamp on the property over time.

Situated in a convenient part of Blurton, the property is within easy reach of local shops, schools, and transport links, making it a sensible choice for those looking for accessibility as well as potential.

Call or e-mail us to arrange your viewing.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Fitted carpet. Radiator. Stairs to the first floor.

LIVING ROOM

14'5 x 11'4 (4.39m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window. Media wall.

KITCHEN DINER

17'11 x 10'1 (5.46m x 3.07m)

Part vinyl flooring/part fitted carpet. Composite rear door. UPVC double glazed window. Range of wall cupboards and base units with an integrated oven and hob. Part tiled walls. Store cupboard containing the combi boiler.

CONSERVATORY

9'8 x 9'7 (2.95m x 2.92m)

Laminate flooring with under floor heating. Radiator. UPVC double glazed doors leading out into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Store cupboard.

BEDROOM ONE

11'6 x 9'10 (3.51m x 3.00m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM TWO

8'4 x 8'4 (2.54m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted storage.

BEDROOM THREE

9'3 x 5'4 (2.82m x 1.63m)

Fitted carpet. Radiator. UPVC double glazed window. Storage.

BATHROOM

7'8 x 5'6 (2.34m x 1.68m)

Vinyl flooring. UPVC double glazed window. Bath with shower over, wash basin in a vanity unit and wc. Tiled walls. Towel rail radiator.

OUTSIDE

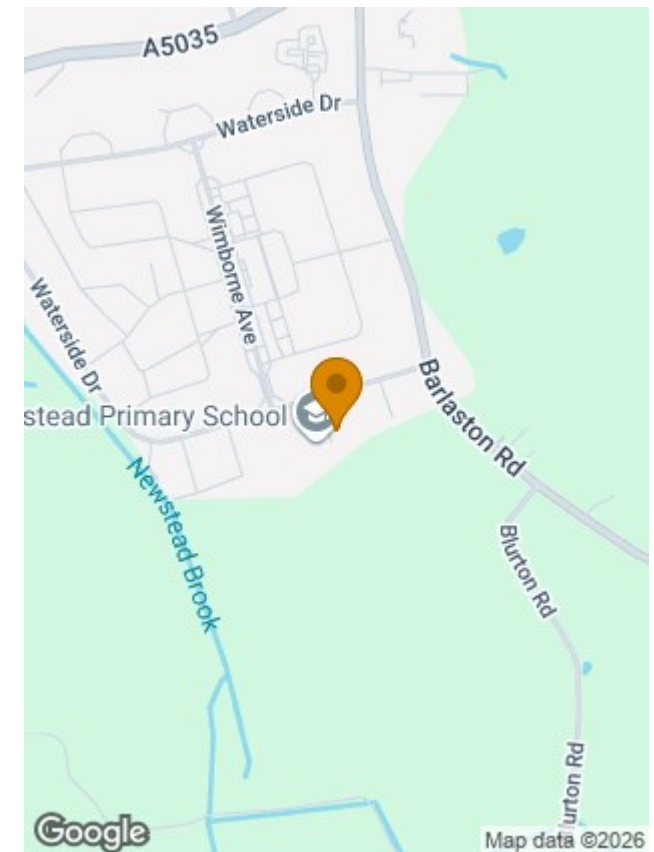
There is a block paved driveway to the front of the property providing off road parking.

To the rear there is an enclosed yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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 	



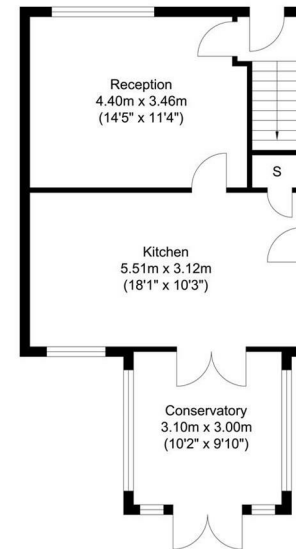
MATERIAL INFORMATION

Tenure - Freehold

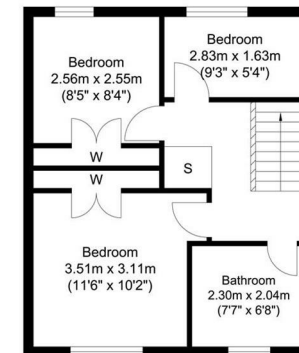
Council Tax Band - A

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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