

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Sefton Avenue, Sneyd Green, Stoke-On-Trent, ST1 6HA

£160,000

- Freshly Decorated
- Two Reception Rooms
- FF White Bathroom Suite
- Large Rear Garden
- Three Bedrooms
- GF Cloaks/Wc & Store Room
- Garage
- No Chain!

Freshly decorated throughout with brand-new flooring, this spacious three-bedroom semi-detached home is ready for you to move straight into.

Located in the ever-popular Sneyd Green area, the property offers generous family accommodation including two well-proportioned reception rooms, a modern fitted kitchen with an integrated oven and hob, plus the added convenience of a downstairs WC and useful store room. Upstairs, you'll find three good-sized bedrooms with new carpets and a family bathroom featuring a white suite.

Outside, the property boasts a generous rear garden with a tarmac seating area, lawn and the added benefit of a detached garage.

An ideal family home or first-time purchase—contact Austerberry today to arrange your viewing.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed door and window. Radiator. New fitted carpet. Stairs to the first floor. Understairs cupboard with shelves and window.

LOUNGE

13'09 x 9'08 (4.19m x 2.95m)
New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fresh decoration.

DINING ROOM

12'01 x 9'04 (3.68m x 2.84m)
New fitted carpet. UPVC double glazed window with fitted vertical blinds. Radiator. Freshly decorated.

KITCHEN

8'08 x 5'11 (2.64m x 1.80m)
Modern gloss grey fitted wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Tiled splashback. UPVC double glazed window. Vinyl flooring. Radiator. Cupboard containing the gas combi boiler. Spotlights.

REAR HALL/WC

UPVC double glazed external door. New vinyl flooring. Storage area for fridge freezer. Separate downstairs w/c.

BEDROOM ONE

12'01 x 10'11 rear (3.68m x 3.33m rear)
New fitted carpet. UPVC double glazed window. Radiator. Fresh decoration.

BEDROOM TWO

11'04 x 9'07 (3.45m x 2.92m)
New fitted carpet. UPVC double glazed window. Radiator. Fresh decoration.

BEDROOM THREE

8'10 x 6'0 (2.69m x 1.83m)
New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blind. Freshly decorated. Access to the loft.

BATHROOM

6'04 x 5'11 (1.93m x 1.80m)
White suite with shower fitting and screen over the bath, wc and wash basin. Part tiled walls. New vinyl flooring. Mirrored unit. UPVC double glazed window.

OUTSIDE

There is a paved front garden with a driveway to the front and side of the property.

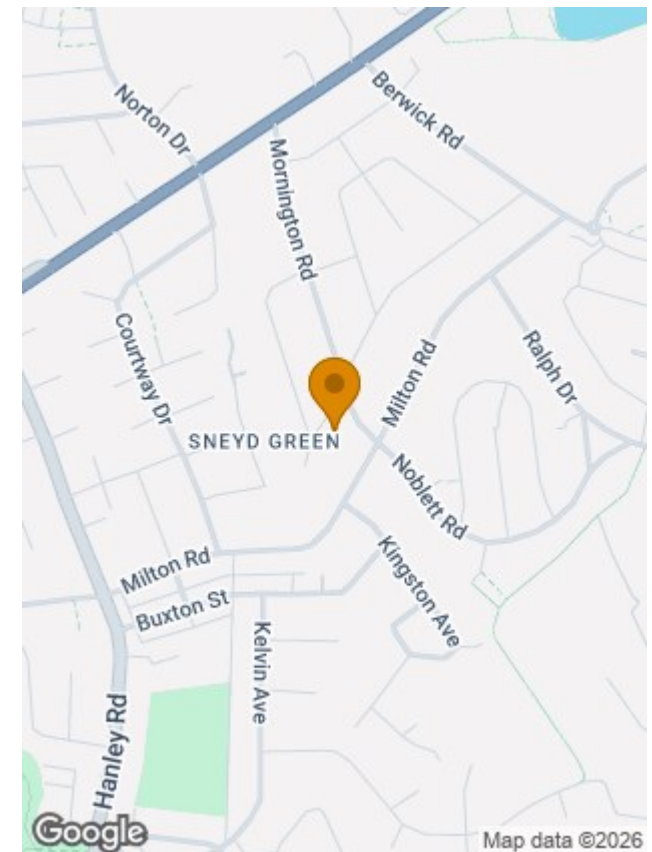
To the rear of the property there is a large garden with tarmac areas, lawn and a paved path.

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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 - 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 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

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