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the best move you'll make

Estate Agents

Letting and Management Specialists



73 Clayfield Grove West, Longton, Stoke-On-Trent, ST3 5SL

£190,000

- Fully Modernised
- Contemporary Fitted Kitchen
- Modern Bathroom With Bath AND Shower
- Off Road Parking
- Three Bedrooms
- Living Room/Diner
- Garage
- A Fantastic All Round Home

This beautifully presented three-bedroom semi-detached home has been fully modernised throughout and offers stylish, move-in-ready accommodation ideal for families and first-time buyers alike!

The property features a contemporary fitted kitchen along with a modern bathroom complete with a separate shower, providing both practicality and a high-quality finish. Tasteful décor runs throughout the home, complimented by attractive oak veneered internal doors which add a touch of character and warmth to the interior.

Upstairs, there are three well-proportioned bedrooms, while the ground floor offers comfortable and well-balanced living accommodation!

Externally, the property benefits from ample off-road parking to the front, whilst the rear garden provides a comfortable space to relax as well as a useful detached garage with power and lighting.

Located within a popular residential area, the property is well placed for access to local amenities, schools, and transport links, making it a fantastic all-round home.

Call or email us to arrange your viewing today!



GROUND FLOOR

ENTRANCE HALL

Composite front door. UPVC double glazed window. Laminate flooring. Radiator. Stairs to the first floor.

LIVING ROOM/DINER

11'00 max, 7'10 min x 24'7 max (3.35m max, 2.39m min x 7.49m max)
Fitted carpet. Radiator. UPVC double glazed window. Media wall with feature electric fireplace.

KITCHEN

10'2 x 6'11 (3.10m x 2.11m)
Tiled floor. Vertical radiator. UPVC double glazed window. Range of wall cupboards and base units with integrated oven and electric hob. Store cupboard. Composite rear door.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft. Glass banister.

BEDROOM ONE

13'11 x 8'1 (4.24m x 2.46m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes and drawers.

BEDROOM TWO

10'7 x 8'1 (3.23m x 2.46m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM THREE

8'5 x 6'8 (2.57m x 2.03m)
Fitted carpet. Radiator. UPVC double glazed window. Storage unit.

BATHROOM

7'6 x 6'6 (2.29m x 1.98m)
Tile effect flooring. Radiator. UPVC double glazed window. Bath, wc, wash basin within a vanity unit and a shower compartment with rain head shower,

OUTSIDE

There is a double width block paved driveway to the front of the property for off road parking.

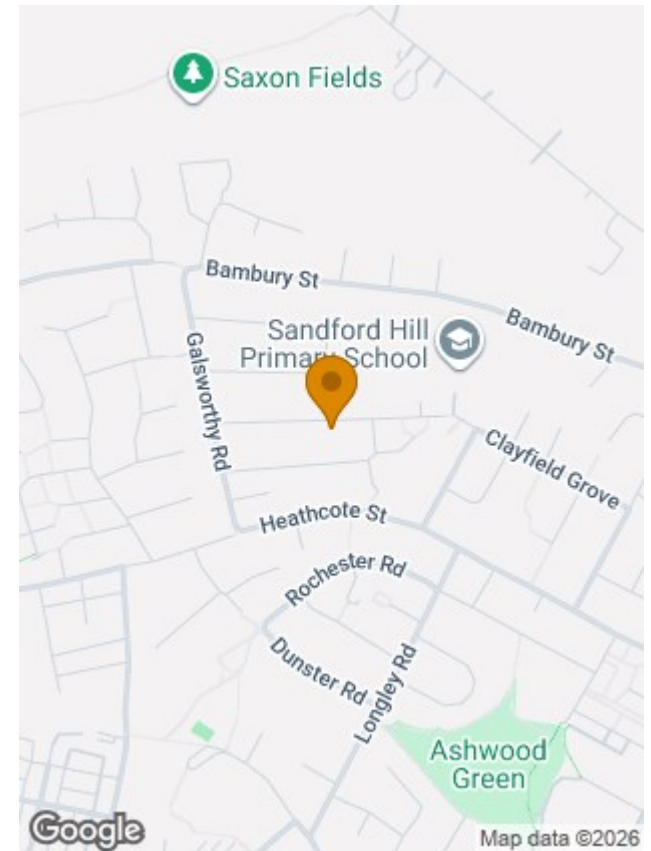
To the rear there is a block paved patio with canopy, lawn and...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(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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