Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

20 Owen Grove, Burslem, Stoke-On-Trent, ST6 1AG

£130,000

- An End Town House
- Two Reception Rooms
- Shower Room
- Enclosed Rear Garden
- Three Bedrooms
- GF Cloaks/Wc
- Off Road Parking
- Convenient Location

Situated in a convenient residential location, this three-bedroom end town house in Owen Grove, Burslem presents an excellent opportunity for buyers looking to put their own stamp on a property.

Offering well-proportioned accommodation throughout, the ground floor comprises two separate reception rooms, providing flexible living and dining space ideal for families or those working from home. There is also a kitchen area with scope for improvement, along with the added benefit of a ground floor WC.

To the first floor, there are two double bedrooms, along with a third room which would suit a child or could be utilised as an office or dressing room. Externally, the home benefits from an enclosed rear garden, offering privacy and potential to create a pleasant outdoor space with some attention. To the front, there is off-road parking, adding further convenience.

While the property would benefit from some cosmetic updating and general modernisation, it offers fantastic potential for first-time buyers, investors, or anyone looking for a project in a well-established area.

Located within easy reach of local amenities, schools, and transport links, this is a property with genuine scope and value.

Call or e-mail us to arrange your viewing.

GROUND FLOOR

ENTRANCE HALL
Timber front door. Laminate flooring. Radiator.

SITTING ROOM
12'3 x 9'11 (3.73m x 3.02m)
Laminate flooring. Radiator. UPVC double glazed window.

LIVING ROOM
12'10 x 11'3 (3.91m x 3.43m)
Laminate flooring. Radiator. UPVC double glaze window. Store cupboard.

KITCHEN
11'1 x 6'7 (3.38m x 2.01m)
Vinyl flooring. Range of wall cupboards and base units with an integrated oven and hob. Ideal combi boiler. Two UPVC double glazed windows.

REAR HALL
Vinyl flooring. Timber rear door. Wc.

FIRST FLOOR

LANDING
Laminate flooring. Access to the loft.

BEDROOM ONE
11'3 x 11'2 (3.43m x 3.40m)
Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO
10'3 x 9'11 (3.12m x 3.02m)
Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM THREE/ OFFICE
7'7 x 7'3 max, 5'3 min (2.31m x 2.21m max, 1.60m min)
Laminate flooring. Radiator. UPVC double glazed window.

SHOWER ROOM
6'10 x 6'3 (2.08m x 1.91m)
Laminate tile effect flooring. Radiator. UPVC double glazed window. Shower compartment, wash basin and wc.

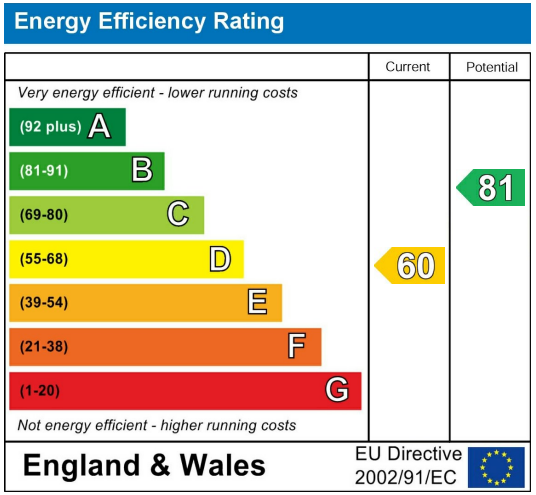
OUTSIDE
There is a driveway for off road parking at the front of the property.

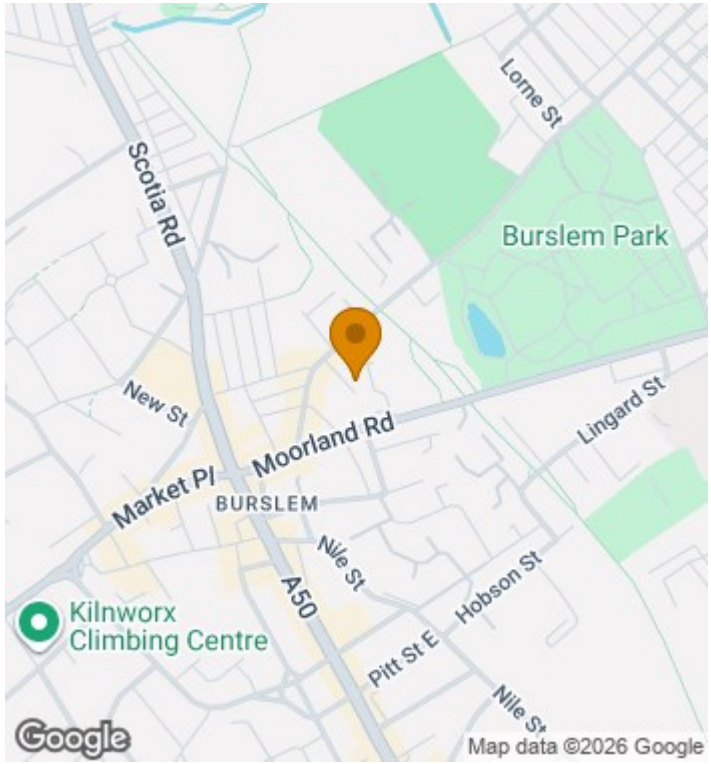
To the rear is an enclosed yard with a patio area, borders and timber shed.

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.

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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