

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



57 Highgrove Road, Trent Vale, Stoke-On-Trent, ST4 5PE

Price

£125,000

- A Fully Modernised Town House
- Two Double Bedrooms
- UPVC Double Glazing
- Good Location
- Two Reception Rooms
- Brand New Kitchen & Bathroom
- Combi Boiler
- No Onward Chain

A fully modernised town house offered for sale with no chain!

The property features two reception rooms, two double bedrooms and a brand new kitchen and bathroom! All windows are UPVC double glazed and gas central heating is provided from a combi boiler. Contemporary decoration is apparent throughout and the property is ready for immediate occupation.

Highgrove Road is a quiet street in a fantastic location with easy access to a range of amenities. St Joseph's High School and College is only walking distance away, and the city hospital is only a short commute. Springfields retail park is only a short distance away and further on than that you will find Newcastle Town Centre.

Whether you are a first time buyer, buy to let investor or a home mover with aspirations to live in a sought after location, this property is bound to be of interest to you.

There is no onward chain to cause any complications!

For more information call or e-mail us.



## SITTING ROOM

11'10 x 11'3 front (3.61m x 3.43m front)

Fitted carpet. UPVC double glazed window and front door. Radiator.

## LIVING ROOM

11'9max x 11'8 rear (3.58mmax x 3.56m rear)

Fitted carpet. Radiator. UPVC double glazed window. Stairs to the first floor and door into the ...

## FITTED KITCHEN

9'4 x 6'10 (2.84m x 2.08m)

Grey laminate look vinyl flooring and a range of new white wall cupboards and base units together with integrated electric hob, cooker hood and under oven. Radiator. UPVC double glazed window.

## REAR HALL

Grey laminate look vinyl flooring. UPVC double glazed external door.

## UTILITY CUPBOARD

Flooring to match the rear hall. Plumbing for washing machine. Ideal gas fired combi boiler for central heating and hot water.

## BATHROOM/ WC

6'5 x 5'7 rear/ side (1.96m x 1.70m rear/ side)

Flooring to match the rear hall and utility cupboard. White suite consisting of paneled bath with shower over . Pedestal wash basin, low level W/C. UPVC double glazed window. Radiator. Extractor.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

11'10 x 11'3 front (3.61m x 3.43m front)

Fitted carpet. Radiator. UPVC double glazed window. original fireplace. Access door to...

### BEDROOM TWO

11'9 x 10'4 rear (3.58m x 3.15m rear)

Fitted carpet. Radiator. UPVC double glazed window. Original fireplace

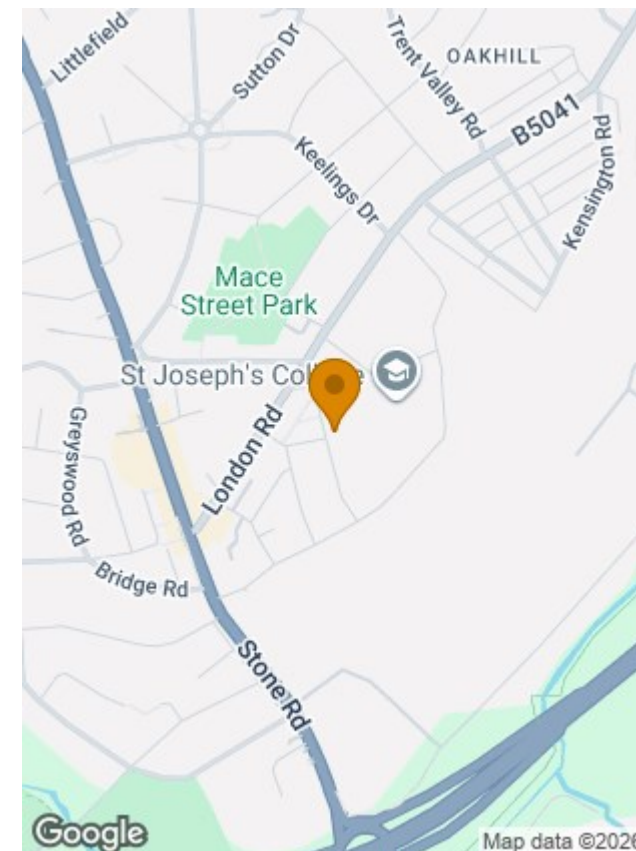
## OUTSIDE

Paved rear yard with external power socket and lighting.





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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