

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Helston Avenue, Weston Park, Stoke-On-Trent, ST3 5TN

Offers In The Region Of

£160,000

- Desirable Location!
  - No Chain!
  - Conservatory
  - GF Cloaks/Wc
- A Sensible Price!
  - Two Bedrooms
  - Gas Central Heating & UPVC Double Glazing
  - Block Paved Drive & Low Maintenance Gardens

## GOOD LOCATION, GOOD ACCOMMODATION AND NO CHAIN!

A much improved house that has been in long-term ownership and is ready to move into!

The house is being sold with no onward chain to slow down your purchase and has been improved by the addition of a ground floor wc as well as a double glazed conservatory to the rear.

The gardens are laid out for maximum enjoyment yet minimum maintenance, there is a very useful covered way/storage area to the side of the house and there is of course gas central heating as well as UPVC double glazing.

The price is realistic and the property is bound to appeal to first-time buyers in particular.

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet.

### CLOAKS/WC

White low level wc. Tiled floor. Access to understairs storage cupboard.

### LOUNGE

15'10 x 10'8 (4.83m x 3.25m)

Fitted carpet. Radiator. UPVC double glazed bow window. Feature fireplace with living flame effect gas fire.

### KITCHEN

10'7 x 7'3 (3.23m x 2.21m)

Tiled floor and tiled walls. Range of wall cupboards and base units with a pale timber effect finish with oven, cooker hood, washing machine and fridge freezer. Plumbing for washing machine. Concealed Potterton gas central heating boiler. UPVC double glazed window with fitted roller blind. UPVC double glazed door leading into the...

### CONSERVATORY

10'5 x 7'3 (3.18m x 2.21m)

Laminate look vinyl flooring. UPVC double glazed windows and double doors leading into the garden. Wall mounted electric radiator.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. Access to the loft. Airing cupboard with insulated hot water cylinder and electrical immersion heater.

## BEDROOM ONE

9'11 x 8'9 to face of wardrobes (3.02m x 2.67m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes to the whole of one wall and matching bedside cabinets.

## BATHROOM/WC

9'6 x 4'11 (2.90m x 1.50m)

Vinyl flooring. Tiled walls. White suite with shaped bath with shower and screen over, wash basin within a fitted unit and a low level wc. Stainless steel centrally heated towel rail radiator. Two UPVC double glazed windows. Spotlights.

## BEDROOM TWO

8'10 to face of wardrobes x 7'4 (2.69m to face of wardrobes x 2.24m)

Laminate look vinyl flooring. Radiator. UPVC double glazed window. Range of fitted wardrobes with full height sliding mirrored doors.


## OUTSIDE

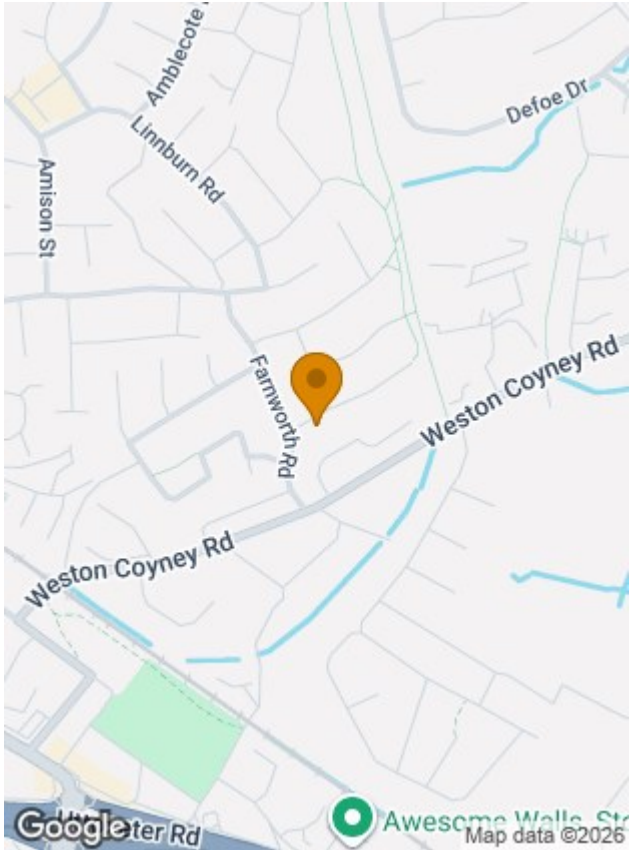
There is a block paved driveway and a neat front garden behind a low brick wall with a paved area and well stocked borders.

A covered area leads to the front door featuring a very useful storage shed whilst a gate leads to the fully enclosed and mainly block paved low maintenance rear garden which has raised beds and lots of space for colourful pots! There is also external lighting and power.





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>	72	79
(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 2002/91/EC 	



## MATERIAL INFORMATION

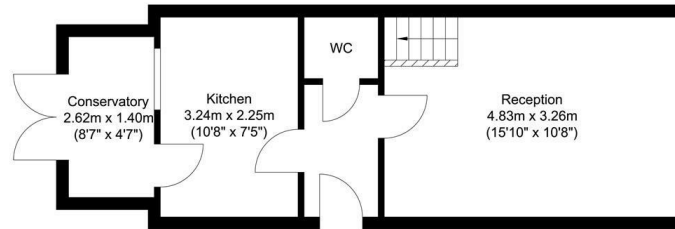
Tenure - Freehold

Council Tax Band - B

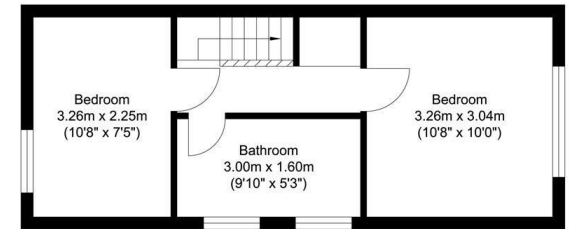


### PLEASE NOTE

- \* 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.



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](mailto:enquiries@austerberry.co.uk)

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