

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



125 Allerton Road, Trentham, Stoke-On-Trent, ST4 8PQ

£250,000

- Exceptional Presentation And Location
- A Re-Built Semi-Detached House
- No Chain
- Three Bedrooms
- Recent Combi Boiler
- UPVC Double Glazing
- Garage
- Solar Panels

EXCELLENT LOCATION AND PRESENTATION!

Presented to a very high standard, ready to move into with no onward chain and an exceptional semi-detached house conveniently close to local shops, schools, Trentham Gardens and access to the M6 at junction 15.

Do please note that between April 2010 and summer 2012 this property was totally rebuilt to a high standard as a result of a claim to British Coal and appropriate building regulations certificate of completion is available for inspection.

The property not only features three bedrooms but also has impressive ground floor accommodation including a cloakroom with WC, spacious lounge with double doors into an open plan fully fitted kitchen and dining room and double doors into the delightful rear garden with a large paved patio and lawn.

The house has a recently installed gas combi boiler, UPVC double glazing and an attached garage in addition to plenty of off-road parking space.

This is a rare opportunity and your personal inspection is invited. See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window. Laminate flooring. Radiator. Under stairs storage cupboard. Useful built in cupboard with shelving. Stairs leading to the first floor.

CLOAKROOM/WC

4'6 x 2'9 (1.37m x 0.84m)

Laminate flooring. White corner wash basin and low level wc. Extractor.

LOUNGE

13'9 x 9'11 (4.19m x 3.02m)

Laminate flooring. Radiator. UPVC double glazed bow window with fitted vertical blinds. Modern feature fireplace with living flame effect electric fire. Glazed double doors leading into the...

OPEN PLAN KITCHEN AND DINING ROOM

16'3 overall length (4.95m overall length)

DINING AREA

8'10 x 7'9 (2.69m x 2.36m)

Laminate flooring. Radiator. UPVC double glazed double doors with fitted vertical blinds leading out into the garden.

KITCHEN

8'1 x 7'0 (2.46m x 2.13m)

Modern and well fitted with an excellent range of wall cupboards and base units with soft close doors and drawers in a pale off white painted effect finish together with integrated gas hob, stainless steel cooker hood, under oven, fridge and dishwasher. Part tiled walls. UPVC double glazed window with fitted roller blind.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

12'1 x 9'2 (3.68m x 2.79m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

10'7 x 9'11 (3.23m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE

8'2 x 6'7 max (2.49m x 2.01m max)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC

5'10 x 5'6 (1.78m x 1.68m)

Part tiled walls. White suite complete with shower fitting to the bath, pedestal wash basin and low level wc. Radiator. Extractor. UPVC double glazed window.

OUTSIDE

The enclosed rear garden features a large paved patio, lawn and garden shed.

N.B. This property has solar panels.

To the front of the property is a golden gravelled area which can provide additional car parking space if required to supplement the sweeping tarmac driveway which leads to the...

ATTACHED GARAGE

Up and over door. Rear door. Light. Baxi gas combi boiler.





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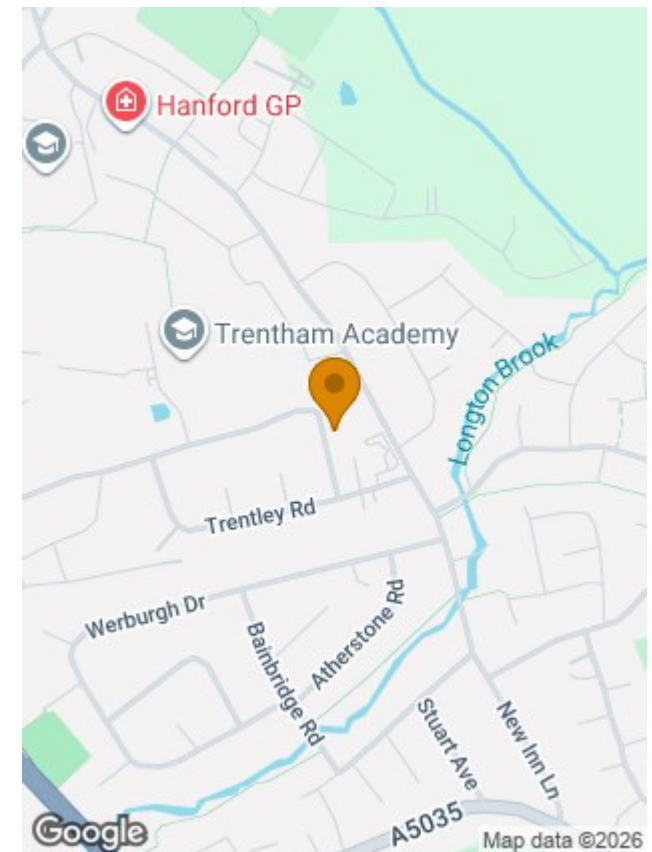


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

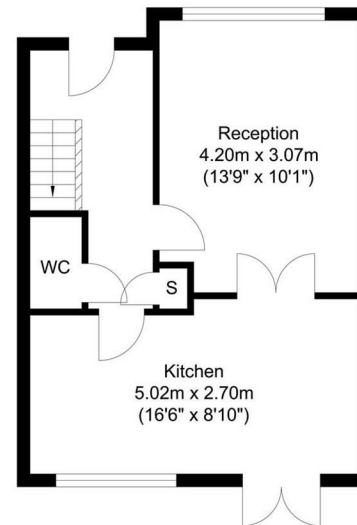
Tenure - Freehold

Council Tax Band - C

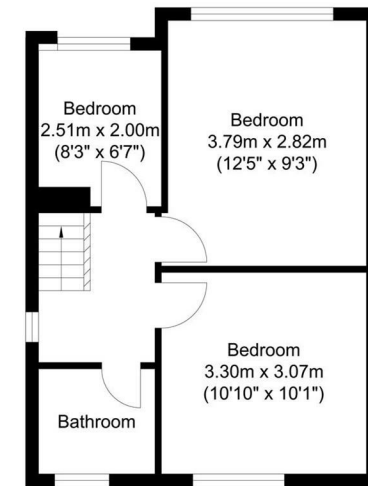


PLEASE NOTE

- * 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

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