

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Hardman Street, Milton, Stoke-On-Trent, ST2 7ET

Asking Price

£130,000

- Two Bedroom Corner Terrace
- UPVC Double Glazing Throughout
- Bathroom With Separate Corner Shower
- Fitted Kitchen With Integrated Oven & Hob
- Spacious Lounge
- Combi Boiler
- Detached Garage
- No Chain!

A unique property in a desirable location, with a garage!

This distinctive two-bedroom corner terraced property offers a rare opportunity to acquire a home full of character and charm. Set apart by its unique position and layout, this well-presented residence combines practical living space with standout features not often found in similar properties.

The accommodation briefly comprises a spacious lounge, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom with separate shower. Its corner plot position allows for additional natural light and a sense of space throughout.

Additional key selling points include UPVC double glazed windows throughout and a modern combi boiler for central heating.

Externally, the property benefits from a private garage—ideal for additional storage—further enhancing its appeal.

Situated in the heart of Milton, a charming and well-connected area of Stoke-on-Trent, this property enjoys a peaceful residential setting while remaining close to essential amenities.

Our video tour is available for your consideration and we would be delighted to make arrangements to show you around! To arrange your viewing, call us on 01782 594595 or email sales@austerberry.co.uk!



ENTRANCE HALL

Composite front door. Fitted carpet. radiator.

LOUNGE/ DINER

28'05 x 13'05 max (8.66m x 4.09m max)

Three UPVC double glazed windows. Fitted carpet. Three radiators. Electric fire. Store cupboard

KITCHEN

11'06 x 7'05 (3.51m x 2.26m)

UPVC double glazed rear door. UPVC double glazed window. Vinyl floor. Radiator. Range of base cupboards and wall units. Integrated electric oven and gas hob. Part tiled walls.

BATHROOM

7'05 x 7'05 (2.26m x 2.26m)

Two UPVC double glazed windows. Tile effect vinyl flooring. Two radiators. W/C. Wash basin. Bath tub. Shower enclosure. Part tiled walls. Extractor fan.

FIRST FLOOR

LANDING

Fitted carpet. Radiator. Access to the loft.

BEDROOM ONE

13'05 x 12'09 (4.09m x 3.89m)

Two UPVC double glazed windows. Fitted carpet. Radiator

BEDROOM TWO

11'11 max x 10'00 (3.63m max x 3.05m)

Two UPVC double glazed windows. Fitted carpet. Two radiators. Storage area.

OUTSIDE

To the rear there is an enclosed yard and a detached garage. There is on street parking to the front and side of the property.

DETACHED GARAGE

17'07 x 8'11 approx (5.36m x 2.72m approx)

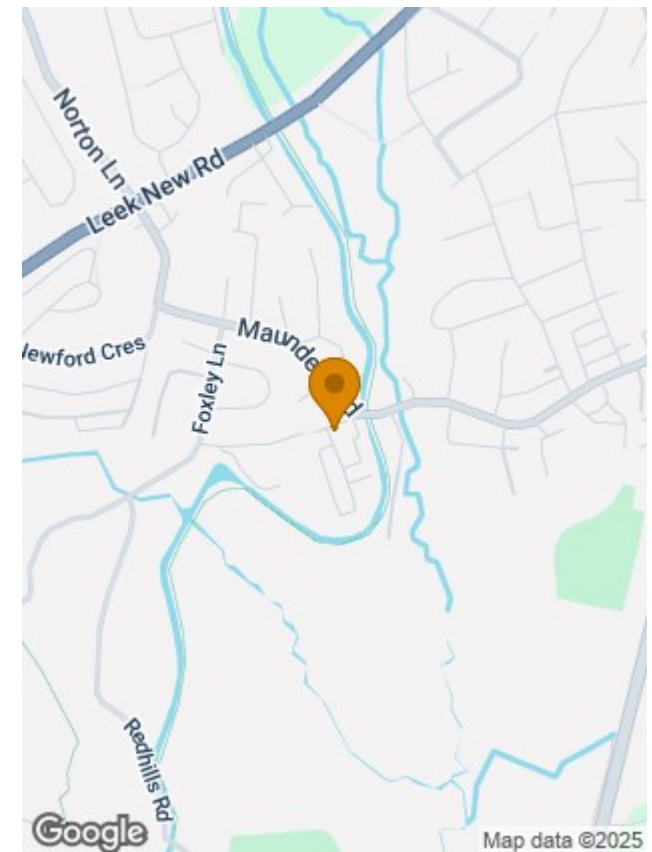
Containing Main combi boiler.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

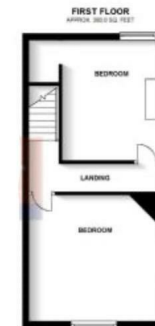
Tenure - Freehold

Council Tax Band - 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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