Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



32 Barclay Street, Longton, Stoke-On-Trent, ST3 1AP

£170,000

- Immaculate Presentation
- Three Bedrooms
- Low Maintenance Gardens
- Gas Central Heating
- Excellent Accommodation
- Fantastic Fully Fitted Kitchen
- Neutral Decoration
- UPVC Double Glazing

Immaculate Presentation And Superb Accommodation!

You will be surprised and excited when you view this truly impressive semi-detached house which is conveniently close to Longton and to local schools.

The property offers three bedrooms an unbelievably impressive open plan kitchen and dining room with an extensive range of integrated appliances and off-road parking to the rear of the property as well as low maintenance gardens to both the front and rear.

The windows are UPVC double glazed units throughout and all the fitted blinds are included in the sale.

We doubt if you will find better value anywhere than this property which has the feel of a truly interior designed home!

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
Composite double glazed front door. Modern radiator. Grey laminate flooring. Stairs leading to the first floor.

LOUNGE
19'0 x 10'5 (5.79m x 3.18m)
Grey laminate flooring. Two modern radiators. UPVC double glazed bay window to the front of the room and UPVC double glazed window to the rear... both with fitted white colonial style blinds.

FANTASTIC FITTED KITCHEN AND DINING ROOM
19'1 x 10'8 max (5.82m x 3.25m max)
Tiled floor. Excellent range of white wall cupboards and base units with a high gloss finish, LED low level lighting, soft close doors and drawers and integrated appliances including an electric hob, stainless steel cooker hood, double oven, microwave, dishwasher and fridge freezer. UPVC double glazed double doors with integrated blinds lead into the garden. Two UPVC double glazed windows with fitted white colonial style blinds. Spotlights.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Access to the loft. Walk in storage cupboard.

BEDROOM ONE
10'10 x 10'5 (3.30m x 3.18m)
Fitted carpet. Radiator with decorative cover. Feature wall panelling. UPVC double glazed window with fitted white colonial style blinds.

BEDROOM TWO
10'11 x 7'7 + recess (3.33m x 2.31m + recess)
Fitted carpet. Radiator. Two UPVC double glazed windows with fitted white colonial style blinds.

BEDROOM THREE
10'5 x 7'10 (3.18m x 2.39m)
Grey laminate flooring. Radiator. UPVC double glazed window with fitted white colonial style blinds. Feature wall panelling.

BATHROOM
7'10 x 4'8 (2.39m x 1.42m)
Grey vinyl flooring. Part tiled walls. White suite consisting of a panelled bath with shower and screen over and pedestal wash basin. UPVC double glazed window with fitted white colonial style blinds.

WC
Grey vinyl flooring. Panelled walls. White low level wc. UPVC double glazed window with fitted blind.

OUTSIDE
There is a neat, lawned and fenced garden to the front of the property.

The enclosed rear garden is immaculate with a paved patio, cold water tap, raised beds, artificial grass lawn, garden shed and double gates leading into a wide paved driveway which is accessed from the rear.








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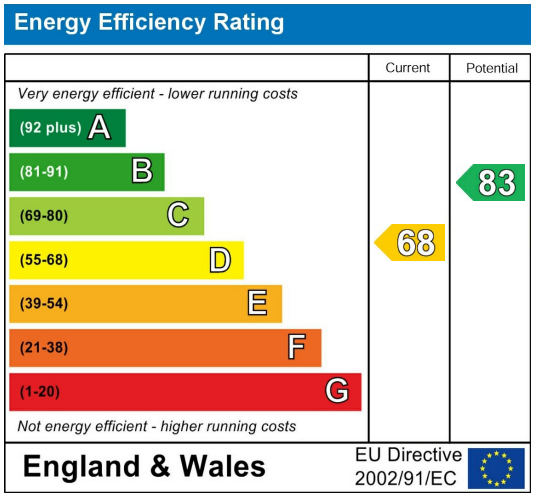

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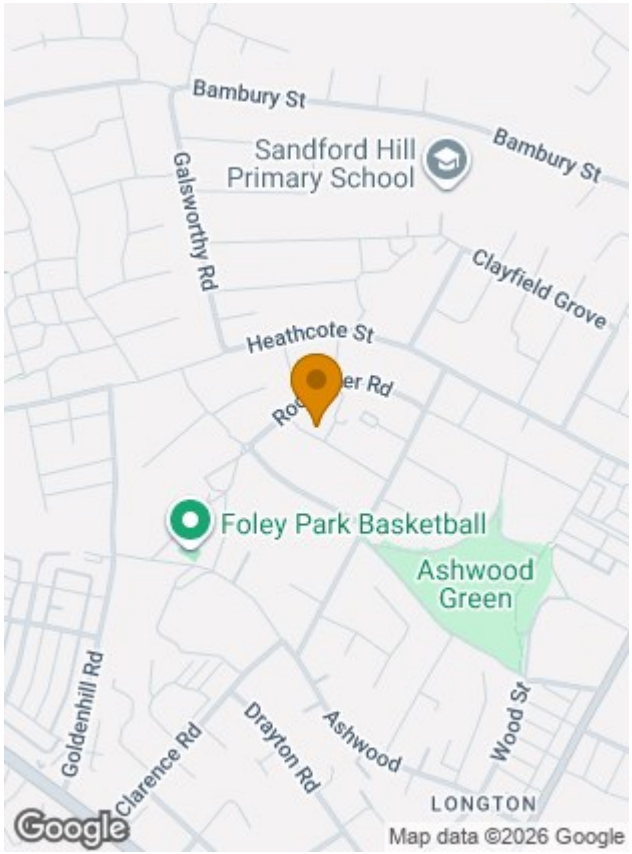

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
83
England & Wales
EU Directive 2002/91/EC


Bambury St
Sandford Hill Primary School
Bambury St
Galsworthy Rd
Clayfield Grove
Heathcote St
Foley Park Basketball
Ashwood Green
Goldenhill Rd
Clarence Rd
Drayton Rd
Ashwood
Wood St
LONGTON
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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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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