

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



11 Anthony Place, Longton, Stoke-On-Trent, ST3 1LE

£150,000



- Three Bedroomed Semi-Detached House
  - Good Sized Lounge
  - First Floor Family Bathroom
  - Good Location
- A Modernisation Opportunity
  - Kitchen With Space For Dining
  - Gardens To Front And Rear
  - No Onward Chain

### Three-bedroomed semi-detached property!

Situated in a quiet residential Cul-de-Sac just off Amison Street, this spacious three-bedroom semi-detached property offers an exciting opportunity for buyers looking to put their own stamp on a home. In need of modernisation throughout, the property boasts excellent potential to create a comfortable family home!

The accommodation briefly comprises of an entrance hallway, a good-sized lounge, a kitchen with space for dining and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom with a separate WC.

Externally, the property benefits from front and rear gardens. While there is currently no off-road parking, there may be scope to create a driveway at the front, subject to the necessary consents being obtained.

Located close to local schools, shops, and transport links, this property is ideally positioned for families and commuters alike.

Offered with no upward chain, this property presents a fantastic opportunity to add value and create a home tailored to your needs. Early viewing is recommended!

For more information please call or email us.



## GROUND FLOOR

### ENTRANCE HALL

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

### LIVING ROOM

14'7 max x 12'5 max (4.45m max x 3.78m max)  
Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

### KITCHEN

14'8 max x 9'0 (4.47m max x 2.74m)  
Vinyl flooring. UPVC double glazed window. Range of wall cupboards and base units with a wall mounted extractor. Gas boiler.

### REAR HALL

Tiled floor. UPVC double glazed rear door. Store cupboard.

### CLOAKS/WC

Wash basin and wc.

## FIRST FLOOR

### LANDING

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

## BEDROOM ONE

11'9 max x 10'6 max (3.58m max x 3.20m max)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

10'9 x 8'3 (3.28m x 2.51m)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

10'7 x 6'9 (3.23m x 2.06m)  
Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

5'6 x 5'1 (1.68m x 1.55m)  
Fitted carpet. Radiator. UPVC double glazed window. Bath with shower over and wc. Tiled walls.

## OUTSIDE


There is an enclosed garden with lawns to the front of the property with the potential to create off road parking, subject to appropriate consent being obtained.

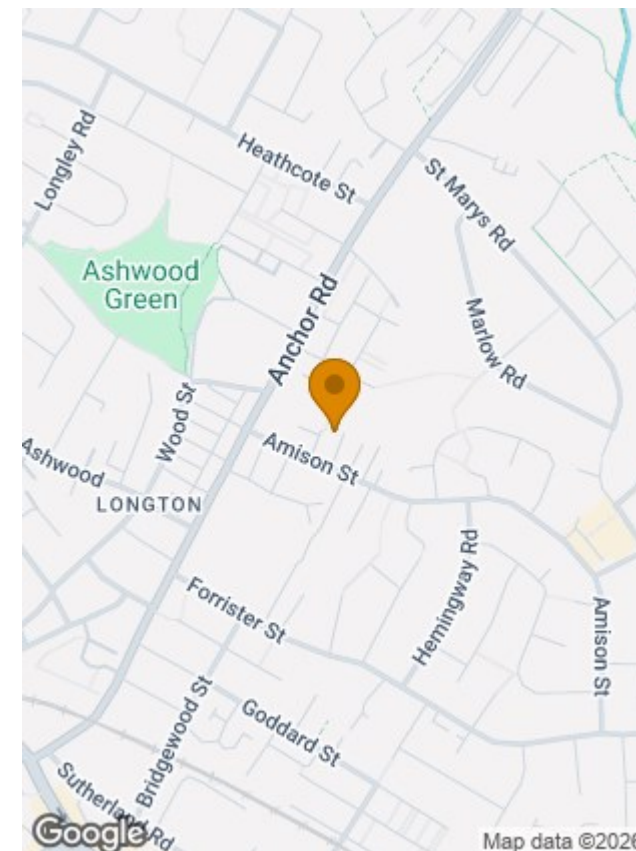
To the rear there's a patio area, raised lawns and a timber shed.







| 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>                            |   | 75        |
| (55-68) <b>D</b>                            | 65  |           |
| (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

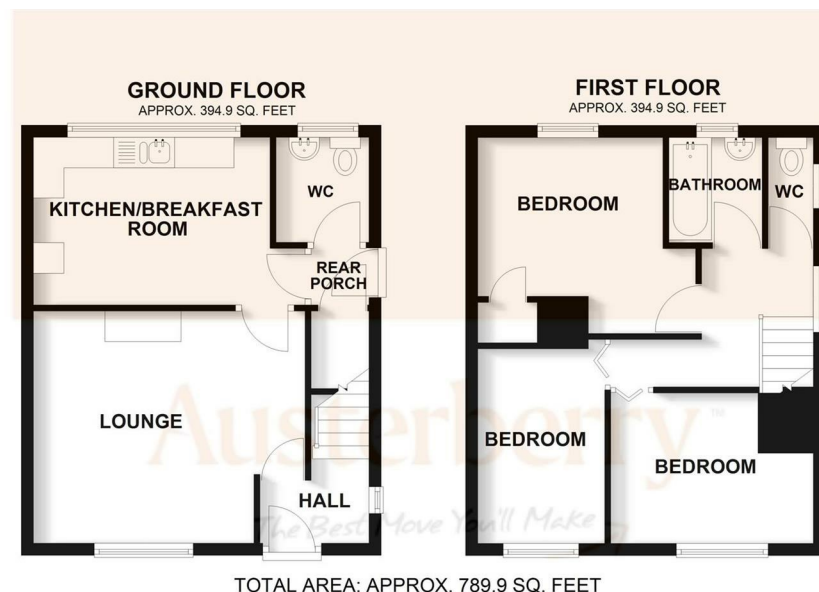
Tenure - Freehold

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.



Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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)

**Austerberry**<sup>™</sup>  
the best move you'll make