

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Normanton Grove, Longton, Stoke-On-Trent, ST3 5BY

£140,000

- A Property With Potential!
 - Extended
 - UPVC Double Glazing
 - Needs Work
- Corner Plot
- Gas Combi Boiler
- Garage
- No Onward Chain

A semi-detached house with massive potential!

You will definitely like the location of this semi-detached house on a corner plot, in a cul-de-sac and within walking distance of local school and shops.

If you have been looking for a property with potential and don't need to move in straight away then we really do think you have found it here. This house has been extended at the rear, provides an open plan kitchen and dining room. Whilst to the front of the property there is a spacious lounge and on the first floor two bedrooms and bathroom.

Heating is from a gas combi boiler, Windows are double glazed throughout.

There is no onward or upward chain to slow down your purchase.

For more information call or e-mail us.



ENTRANCE

ENTRANCE HALL

Fitted carpet.

LIVING ROOM

16'9 x 10'8 (5.11m x 3.25m)

UPVC Double glazed bay window to the front of the room. Double glazed window to the side of the room. Radiator. Feature fire place.

DINING ROOM

10'7 x 5'8 (3.23m x 1.73m)

Laminate flooring, Spotlights. Walk in storage cupboard. Open archway leading in to the ...

KITCHEN

9'8 x 8'9 (2.95m x 2.67m)

UPVC Double glazed window and external door. Tiled floor. Part tiled walls. Range of wall cupboards and base units with a pale timber effect finish. Plumbing for washing machine.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

10'8 x 10 (3.25m x 3.05m)

UPVC Double glazed window. Fitted Carpet. Radiator.

BATHROOM/ W/C

7'8 x 5'2 (2.34m x 1.57m)

UPVC Double glazed window. Tile effect vinyl flooring. Tiled Walls. White suite consisting on paneled bath. Shower and screen over. Pedestal wash basin. Low level W/C. Stainless steel central heated towel rail radiator. Access to the loft.

BEDROOM TWO

10'8 x 6 (3.25m x 1.83m)

UPVC Double Glazed window. Fitted Carpet. Radiator. Cupboard containing gas combi boiler for central heating and hot water.

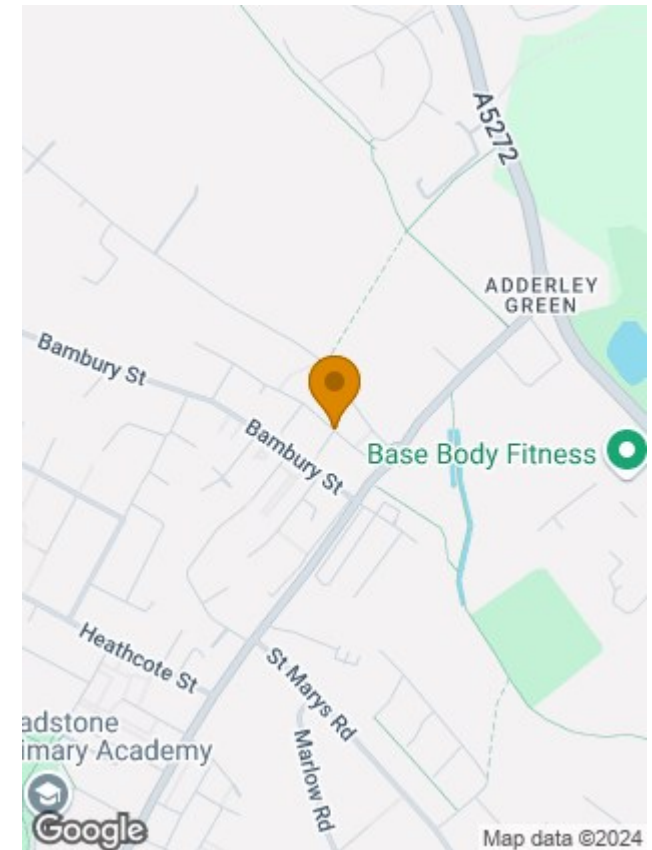
OUTSIDE

Block paved drive way and garden to the front of the house, a detached single garage to the side and an enclosed rear garden with patio area and raised beds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



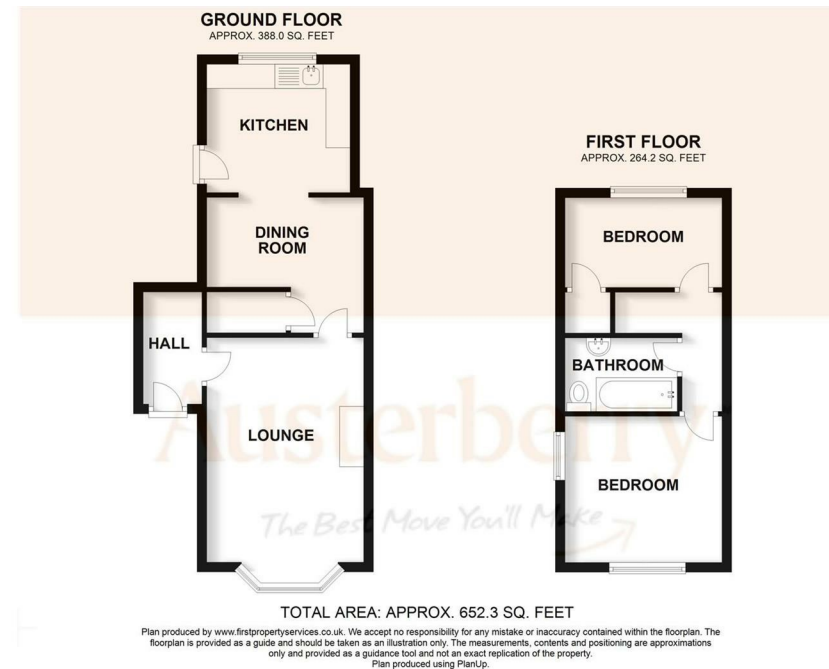
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - 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.



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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