

Austerberry™

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Letting and Management Specialists



674 London Road, Stoke, Stoke-On-Trent, ST4 5BA

£110,000

- Well Proportioned Accommodation
- Two Reception Rooms
- Fitted Kitchen
- New Combi Boiler
- Two Bedrooms
- GF Bathroom
- Forecourt Frontage
- No Chain!

Located in the highly convenient area of Oakhill, this two-bedroom forecourted terraced property on London Road offers well-proportioned accommodation in a sought-after setting.

The ground floor comprises two reception areas providing flexible living and dining space, along with a fitted kitchen offering ample storage and practicality for day-to-day living. The layout lends itself well to modernisation over time, allowing a purchaser to tailor the space to their own style. The bathroom at the rear of the ground floor is perhaps notably bigger than many other similar properties. The first floor is home to two spacious double bedrooms!

Externally, the property benefits from a forecourt frontage and a rear yard as well as an additional garden space which features a decking area, providing comfortable space to enjoy those summer evenings.

The location is a particular highlight, situated within close proximity to St Joseph's Secondary school and within easy reach of the city hospital, as well as nearby shops and transport links. This makes the property an excellent option for those seeking both convenience and strong long-term appeal.

The property has benefitted from the recent installation of a brand new combi boiler and is also offered for sale with no onward chain!

An early viewing is recommended to appreciate the opportunity and potential this home offers! For more information call or e-mail us.



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GROUND FLOOR

SITTING ROOM

11'8 x 11'1 (3.56m x 3.38m)

Timber front door. Laminate floor. UPVC double glazed window.

RECEPTION ROOM

12'0 x 11'8 (3.66m x 3.56m)

Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN

11'5 x 7'0 (3.48m x 2.13m)

Tile effect vinyl flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units with integrated electric oven and gas hob. Part tiled walls.

REAR HALL

Vinyl flooring. UPVC double glazed rear door. New Worcester combi boiler.

BATHROOM

9'56 x 6'3 (2.74m x 1.91m)

Laminate flooring. Radiator. UPVC double glazed window. Part tiled walls. Panelled bath, pedestal wash basin and wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

12'1 x 11'8 (3.68m x 3.56m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard with loft access.

BEDROOM TWO

11'8 x 11'1 (3.56m x 3.38m)

Laminate flooring. Radiator. UPVC double glazed window.

OUTSIDE

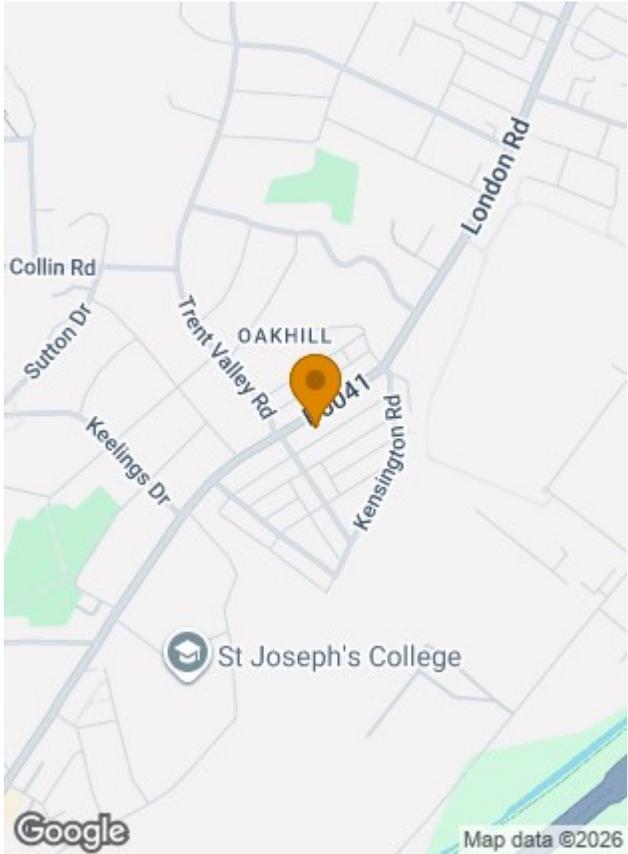
There is a forecourt to the front of the property with on street parking.

To the rear there is an enclosed garden featuring a flagged yard and decking area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(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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