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the best move you'll make

Estate Agents

Letting and Management Specialists



69A Louise Street, Burslem, Stoke-On-Trent, ST6 1AY

£160,000

- Charming Character Features!
 - GF Bathroom
 - Two Reception Rooms
 - Gas Combi Boiler
- Three Bedrooms
 - FF Shower Room
 - Fitted Kitchen
 - No Chain!

Charming Three-Bedroom Semi-Detached Home with Character Features!

Brimming with charm and original character, this traditional three-bedroom semi-detached home offers spacious and versatile accommodation, perfect for families and first-time buyers alike.

The property boasts two inviting reception rooms, alongside a well-appointed kitchen featuring an integrated gas hob, electric oven and ample space for dining. A ground floor bathroom with a beautiful roll-top bath adds a touch of period elegance, while a contemporary shower room on the first floor provides modern convenience.

Upstairs, you'll find three generously sized bedrooms, while outside, the private enclosed rear garden offers the perfect space for relaxing or entertaining.

Offered to the market with no onward chain and benefitting from a gas combi boiler, this characterful home presents an excellent opportunity for buyers looking for a property ready to make their own.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Double glazed front door. Wood effect vinyl flooring. Radiator. Stairs to the first floor. Double doors off the hallway into both reception rooms.

FRONT RECEPTION ROOM

10'10 x 10'10 (3.30m x 3.30m)

Wood effect laminate flooring. Large single glazed bay window. Radiator. White painted walls.

REAR RECEPTION ROOM

12'5 x 10'10 (3.78m x 3.30m)

Wood effect laminate flooring. Radiator. Two timber framed double glazed windows. Feature fireplace surround. Under stairs storage cupboard.

KITCHEN

12'0 x 9'6 (3.66m x 2.90m)

Range of grey wall cupboards and base units with integrated gas hob and electric oven. Tiled splashback. Tiled flooring. Radiator. UPVC double glazed window. One timber double glazed window. Space for dining table and chairs.

BATHROOM

9'1 x 8'3 (2.77m x 2.51m)

White suite consisting of a free standing bath with shower fitting to bath taps, wc and pedestal wash basin. Tiled flooring. Part tiled walls. Radiator. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Timber white painted balustrade. Access to the loft.

BEDROOM ONE

14'8 x 10'11 (4.47m x 3.33m)

Fitted carpet. Radiator. Feature original fireplace and wallpaper walls. One UPVC double glazed window and one timber double glazed window.

BEDROOM TWO

10'11 x 9'9 (3.33m x 2.97m)

Fitted carpet. Radiator. Two timber double glazed windows.

BEDROOM THREE

10'3 x 6'9 (3.12m x 2.06m)

Fitted carpet. Radiator. Timber double glazed window. Cupboard containing the Vaillant combi boiler.

SHOWER ROOM

6'8 x 4'10 (2.03m x 1.47m)

Modern white suite with a corner shower, glass cubicle and tiled walls, wc and wash basin in a vanity unit. Chrome heated towel rail radiator. Tiled flooring. UPVC double glazed window.

OUTSIDE

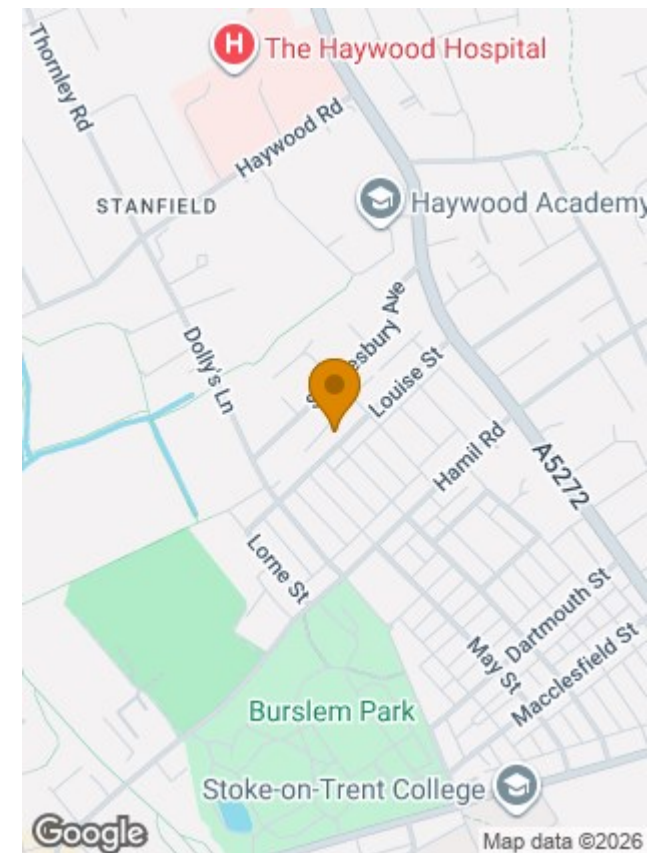
There is a small paved forecourt to the front of the property with planted beds and shrubs.

To the rear there is a generous sized paved yard with a lean to storage shed and a pedestrian gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(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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