

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



136 Whieldon Road, Stoke, Stoke-On-Trent, ST4 4JJ

£220,000

- Four Bedrooms
- Kitchen Just Fully Refitted!
- Combi Boiler
- Large Garage
- Traditional Appearance And Good Location
- Excellent Range Of Integrated Appliances
- UPVC Double Glazing
- Genuine Family-Sized Accommodation

A TRADITIONAL SEMI-DETACHED HOUSE WITH FOUR BEDROOMS!

A two-storey extension to the rear of this traditional looking semi-detached house totally transforms the accommodation that it is able to offer and it now features four bedrooms!

This type of property is incredibly difficult to find and Mount Pleasant is a popular place to live, it is well served by local schools and conveniently close to A50 access at Heron Cross.

The house has just had a brand new fitted kitchen with a outstanding range of integrated appliances, an open plan lounge and a dining room and the property features UPVC double glazing, gas central heating from a combi boiler and a big single garage with light and power.

The gardens are easy to look after and there's parking in the drive at the front and the appearance of the house is really good.

This is the house that you have been searching for for so long!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door and window. Grey laminate flooring. Radiator with decorative cover. Stairs leading to the first floor.

LOUNGE

16'8 into bay x 10'9 (5.08m into bay x 3.28m)

Fitted carpet. Radiator with decorative cover. UPVC double glazed window with fitted vertical blinds.

FULLY REFITTED KITCHEN WITH DINING AREA

19'1 max, 5'10 min x 15'0 max (5.82m max, 1.78m min x 4.57m max)

Range of wall cupboards and base units with a high gloss white finish and soft close doors and drawers together with integrated electric hob, cooker hood, under oven, dishwasher, washing machine and fridge freezer. Spotlights. Grey tile effect laminate look flooring. Low level LED lighting. Under stairs storage cupboard with space and vent for dryer. Radiator. UPVC external door. Concealed Ariston gas combi boiler. Two UPVC double glazed windows with fitted vertical blinds. Open archway leading into the...

DINING /PLAYROOM

10'10 x 8'5 (3.30m x 2.57m)

Grey laminate look flooring. UPVC double glazed patio doors with fitted vertical blinds leading into the garden. Fitted table.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft. UPVC double glazed window with roller blind.

BEDROOM ONE

13'5 into bay x 10'10 (4.09m into bay x 3.30m)

Fitted carpet. Radiator. UPVC double glazed bay window.

BEDROOM TWO

11'10 x 7'11 (3.61m x 2.41m)

Laminate flooring. Radiator. UPVC double glazed bay window.

BEDROOM THREE

9'1 x 7'4 (2.77m x 2.24m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM FOUR

6'11 x 5'11 (2.11m x 1.80m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

FAMILY BATHROOM

7'11 x 5'9 (2.41m x 1.75m)

Tile effect laminate flooring. White suite consisting of a pedestal wash basin, low level wc and a panelled bath with shower and screen over. UPVC double glazed window with fitted roller blind. Spotlights. Stainless steel centrally heated towel rail radiator. Aqua panelled walls.

OUTSIDE

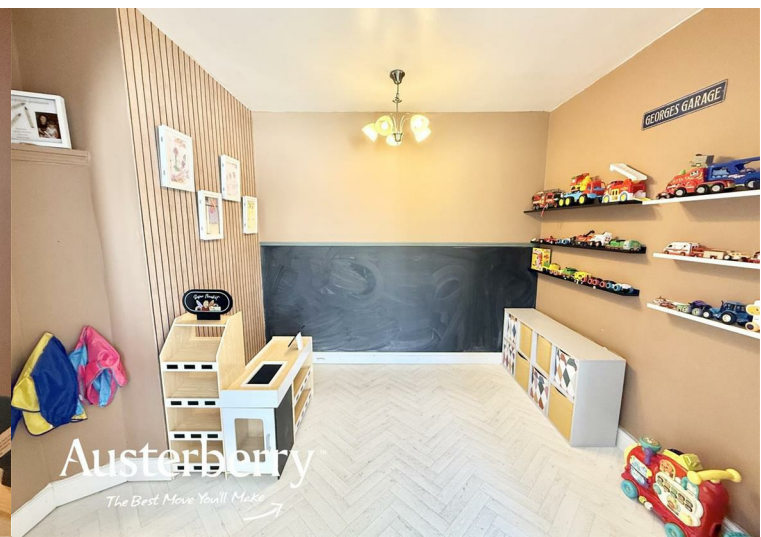
The enclosed rear garden features decking, artificial grass lawn and a raised bed as well as a sun blind.

There is a driveway and garden to the front of the house and a further section of driveway leads to the...

DETACHED SINGLE GARAGE

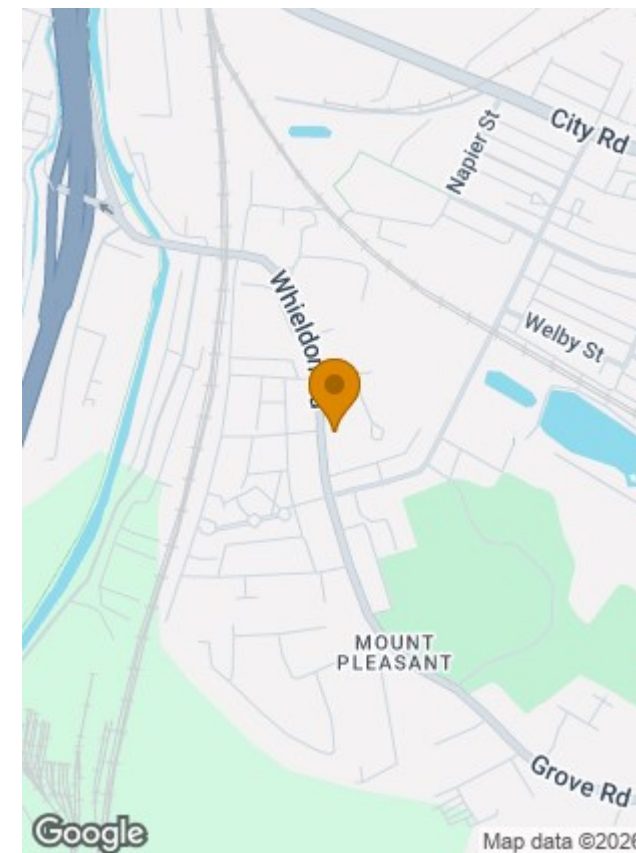
17'10 x 11'6 approx internal measurements (5.44m x 3.51m approx internal measurements)

Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

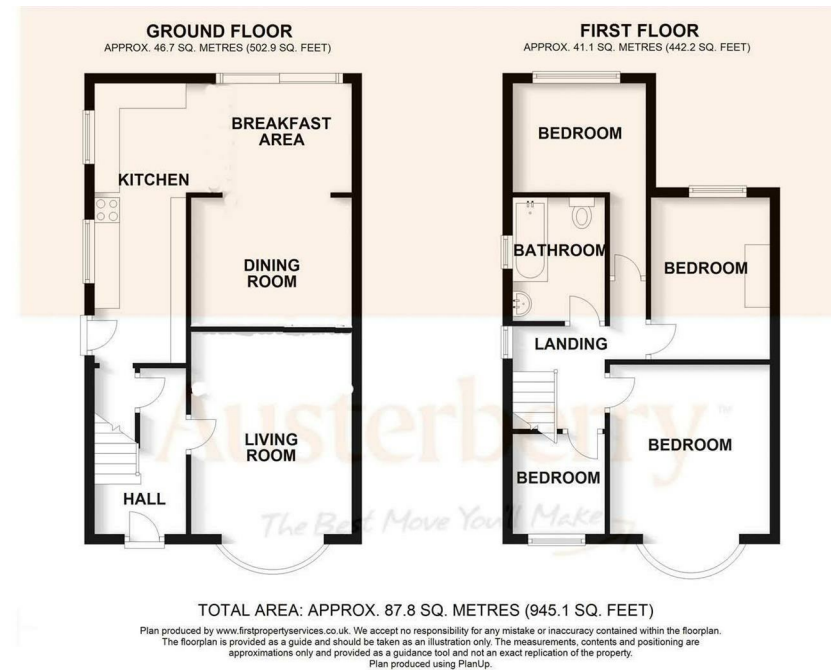
Tenure - Freehold

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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