

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



57 Highgrove Road, Trent Vale, Stoke-On-Trent, ST4 5PE

O.I.R.O

£130,000

- A Fully Modernised Town House
- Two Double Bedrooms
- UPVC Double Glazing
- Good Location
- Two Reception Rooms
- Brand New Kitchen & Bathroom
- Combi Boiler
- No Onward Chain

A fully modernised town house offered for sale with no chain!

The property features two reception rooms, two double bedrooms and a brand new kitchen and bathroom! All windows are UPVC double glazed and gas central heating is provided from a combi boiler. Contemporary decoration is apparent throughout and the property is ready for immediate occupation.

Highgrove Road is a quiet street in a fantastic location with easy access to a range of amenities. St Joseph's High School and College is only walking distance away, and the city hospital is only a short commute. Springfields retail park is only a short distance away and further on than that you will find Newcastle Town Centre.

Whether you are a first time buyer, buy to let investor or a home mover with aspirations to live in a sought after location, this property is bound to be of interest to you.

There is no onward chain to cause any complications!

For more information call or e-mail us.



SITTING ROOM

11'10 x 11'3 front (3.61m x 3.43m front)

Fitted carpet. UPVC double glazed window and front door. Radiator.

LIVING ROOM

11'9max x 11'8 rear (3.58mmax x 3.56m rear)

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

FITTED KITCHEN

9'4 x 6'10 (2.84m x 2.08m)

Grey laminate look vinyl flooring and a range of new white wall cupboards and base units together with integrated electric hob, cooker hood and under oven. Radiator. UPVC double glazed window.

REAR HALL

Grey laminate look vinyl flooring. UPVC double glazed external door.

UTILITY CUPBOARD

Flooring to match the rear hall. Plumbing for washing machine. Ideal gas fired combi boiler for central heating and hot water.

BATHROOM/ WC

6'5 x 5'7 rear/ side (1.96m x 1.70m rear/ side)

Flooring to match the rear hall and utility cupboard. White suite consisting of paneled bath with shower over . Pedestal wash basin, low level W/C. UPVC double glazed window. Radiator. Extractor.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'10 x 11'3 front (3.61m x 3.43m front)

Fitted carpet. Radiator. UPVC double glazed window. original fireplace. Access door to...

BEDROOM TWO

11'9 x 10'4 rear (3.58m x 3.15m rear)

Fitted carpet. Radiator. UPVC double glazed window. Original fireplace

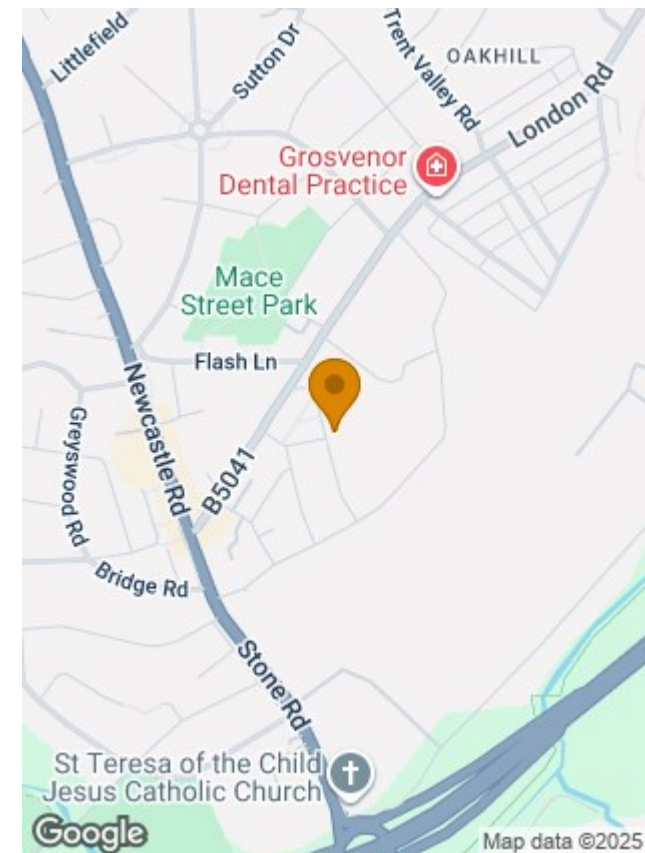
OUTSIDE

Paved rear yard with external power socket and lighting.





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