Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



83 Kendrick Street, Longton, Stoke-On-Trent, ST3 1HN

£160,000

- Immaculately Presented
- Ready To Move Into
- Modern White Bathroom Suite
- Off Road Parking
- Two Bedrooms
- Fitted Kitchen
- Electric EV Charging Point
- No Chain!

Immaculately presented throughout, this superb two-bedroom townhouse on Kendrick Street, Longton offers stylish, move-in ready accommodation with no chain to slow down your purchase, making it an ideal choice for first-time buyers, professionals or those looking to downsize.

The property boasts a cosy and inviting lounge, creating the perfect space to relax, while the contemporary kitchen offers a practical layout with ample space for dining, making it ideal for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms, complemented by a modern and stylish family bathroom, all finished to a high standard.

Externally, the property benefits from a private driveway providing off-road parking, complete with the added convenience of an electric vehicle charging point, catering perfectly to modern lifestyles.

Conveniently situated close to Longton town centre, local amenities and excellent transport links, this fantastic home combines comfort, practicality and contemporary style. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

For more information call or e-mail.





GROUND FLOOR

ENTRANCE HALL
Composite front door. Laminate flooring. Radiator. Stairs to the first floor.

LIVING ROOM
13'0 x 10'0 (3.96m x 3.05m)
Laminate flooring. Radiator. UPVC double glazed window. Electric fire.

KITCHEN
13'2 x 9'3 (4.01m x 2.82m)
UPVC double glazed window. Timber rear door. Laminate flooring. Radiator. Range of wall cupboards and base units with integrated electric oven and gas hob. Tiled splashback. Store cupboard.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Store cupboard containing the Baxi combi boiler. Access to the loft.

BEDROOM ONE
13'2 max, 10'1 min x 9'5 (4.01m max, 3.07m min x 2.87m)
Two UPVC double glazed windows. Fitted carpet. Radiator. Store cupboard. Fitted wardrobe.

BEDROOM TWO
10'11 x 6'8 (3.33m x 2.03m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM
6'2 x 6'0 (1.88m x 1.83m)
Vinyl flooring. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc. Part tiled walls. Extractor.

OUTSIDE
There is a driveway for off road parking at the front of the property along with an EV charging point.

To the rear there is an enclosed garden with a patio area and lawn.








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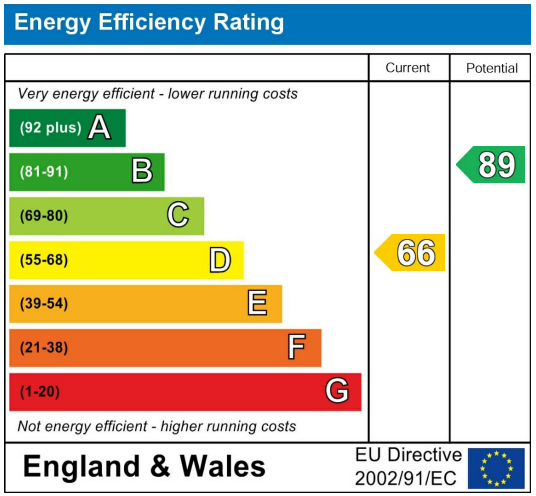

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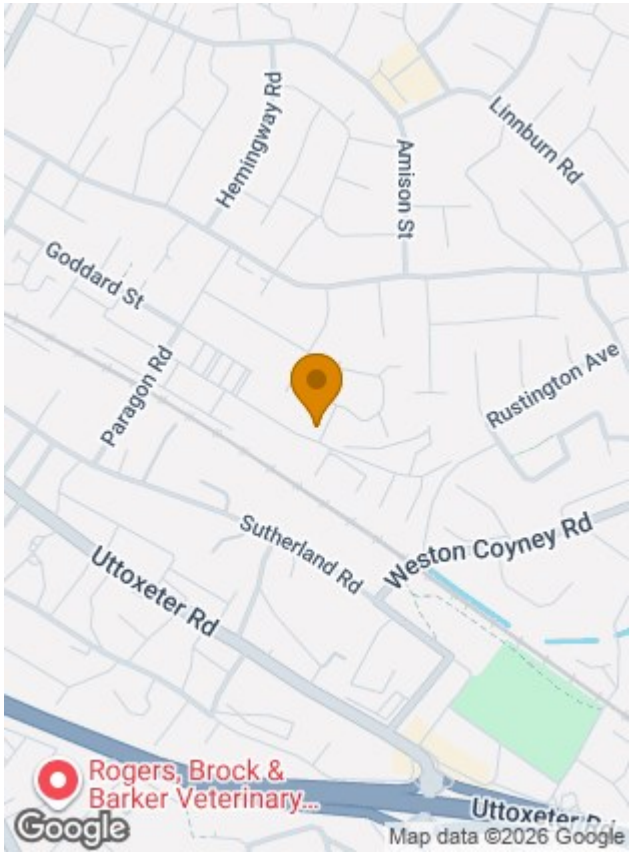

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
89
England & Wales
EU Directive 2002/91/EC


Hemingway Rd
Amison St
Linnburn Rd
Goddard St
Paragon Rd
Rustington Ave
Sutherland Rd
Weston Coyney Rd
Uttoxeter Rd
Rogers, Brock & Barker Veterinary...
Google
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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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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