

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



63 Cobden Street, Dresden, Stoke-On-Trent, ST3 4EZ

£135,000

- Popular Dresden Location
- Excellent Practical Accommodation
- Combi Boiler & UPVC Double Glazing
- Brick Garage With Light And Power
- Two Double Bedrooms
- Masses Of Storage Space
- Shower Room With Rain Head Shower
- Good Value For Money!

POPULAR LOCATION AND EXCELLENT ACCOMMODATION!

Whether you are a first-time buyer or an investor you will appreciate the location of this property in Dresden, close to neighbourhood shops and schools and Longton's beautiful Queen's Park.

The house offers exceptional accommodation for a property at this price and features a huge amount of storage space together with rooms of practical size including a lounge with dining area, well-equipped kitchen, two double bedrooms with fitted wardrobes and a very good shower room with a large walk-in rain head shower.

The icing on the cake is the delightful block paved patio area approached from Cobden street and the fact that this property also benefits from a really good detached brick garage with light and power.

For more information call or e-mail.



GROUND FLOOR

PORCH

UPVC double glazed front door and windows.

LOUNGE & DINING ROOM

17'8 x 14'0 max, 11'1 min (5.38m x 4.27m max, 3.38m min)

Fitted carpet. Two double radiators. Feature fireplace with marble hearth and inserts and living flame gas fire.

REAR HALL

Fitted carpet. Radiator. Two walk in storage cupboards. Stairs leading to the first floor. Composite external door.

KITCHEN

11'11 x 7'4 (3.63m x 2.24m)

Laminate flooring. Range of wall cupboards and base units with a white high gloss finish. Cooker hood. Plumbing for washing machine. UPVC double glazed window with fitted roller blind.

FIRST FLOOR

LANDING

An interesting staircase with half landing. UPVC double glazed window with fitted blind. Fitted stair and landing carpet. Walk in storage cupboard. Large airing/storage cupboard which contains the Baxi gas combi boiler.

BEDROOM ONE

14'4 x 9'0 (4.37m x 2.74m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

BEDROOM TWO

12'4 to face of wardrobes x 8'6 (3.76m to face of wardrobes x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

SHOWER ROOM

8'11 x 5'8 (2.72m x 1.73m)

Laminate flooring. White suite consisting of a pedestal wash basin, low level wc and large walk in rain head shower. UPVC double glazed window with fitted roller blind. Part tiled walls. Stainless steel central heated towel rail radiator.

OUTSIDE

The front door of this property is at the back and is for pedestrian access only.

There is a small walled forecourt facing Brampton Walk but most people will access the property from Cobden Street through the blue gate which leads into a delightful block paved patio area with an outside tap.

With frontage to Cobden Street there is also a...

DETACHED BRICK GARAGE

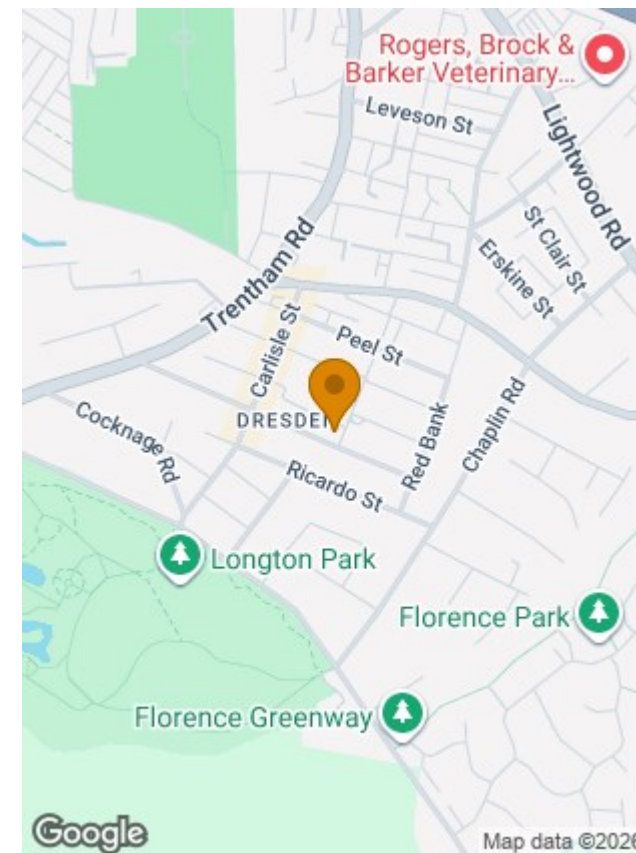
18'0 x 8'3 internal measurements (5.49m x 2.51m internal measurements)

Light and power. Up and over door.





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

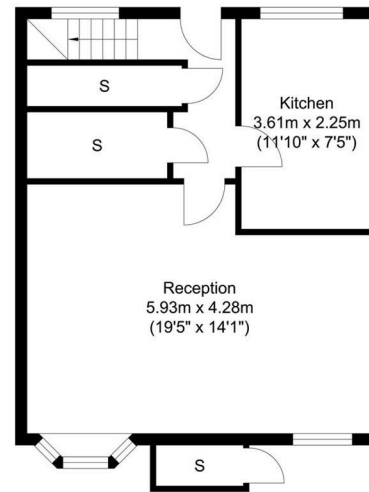
Tenure - Freehold

Council Tax Band - A

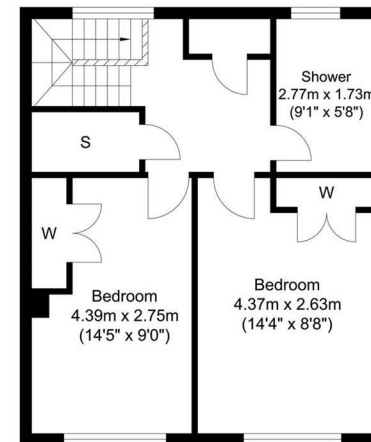


PLEASE NOTE

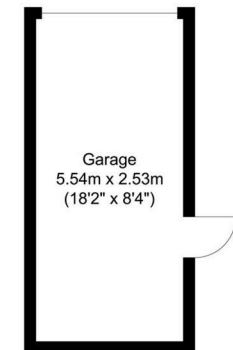
- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have 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.



Ground Floor



First Floor



Garage

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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