

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Spring Garden Road, Longton, Stoke-On-Trent, ST3 2QN

£160,000

- A Stunning Property Only 3 Years Old!
- Fitted Kitchen With Integrated Appliances
- Modern Bathroom
- Off Road Parking
- Two Bedrooms
- GF Cloaks/Wc
- Combi Boiler
- Remainder Of A 10 year House Builder Warranty.

A truly stunning property only three years old and available with no chain!

Bring your furniture because that's all you will need here at Spring Garden Road. A practical and modern property with exceptional finishing including oak veneer internal doors and oak style laminate flooring.

On the ground floor is a fitted kitchen with integrated appliances and a large pantry cupboard and a beautiful lounge with patio doors leading out into the charming landscaped garden. A downstairs WC is also a great addition.

Upstairs you will find two generous double bedrooms and a modern bathroom with white suite and part tiled walls. Parking for two cars is available on the tarmac drive to the side of the house.

We do understand that the property does also benefit from the remainder of the 10 year house builder warranty.

For more information contact us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Radiator. Laminate flooring. Stairs to the first floor.

CLOAKS/WC

Wc and wash basin in a vanity unit. Laminate flooring. Radiator. Part tiled walls. UPVC double glazed window. Spotlights.

KITCHEN

13'9 x 7'3 (4.19m x 2.21m)

Range of wall cupboards and base units in a gloss white finish with integrated electric oven, hob and extractor hood. Plumbing for dishwasher. Space for low level fridge and freezer. Laminate flooring. UPVC double glazed window. Radiator. Spotlights. Baxi combi boiler. Large pantry cupboard with worktop and unit.

LOUNGE

17'5 x 10'3 (5.31m x 3.12m)

Laminate flooring. UPVC double glazed window. UPVC double glazed patio doors. Radiator. Tasteful decoration.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Radiator. Feature painted wall.

BATHROOM ONE

12'5 x 11'1 (3.78m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window. Feature panelled wall.

BATHROOM TWO

17'5 x 8'6 (5.31m x 2.59m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Feature panelled wall.

BATHROOM/WC

6'9 x 6'0 (2.06m x 1.83m)


White suite consisting of a bath, wc and wash basin in a vanity unit. Part tiled walls. Chrome heated towel rail. Laminate flooring. Spotlights. Extractor. UPVC double glazed window.

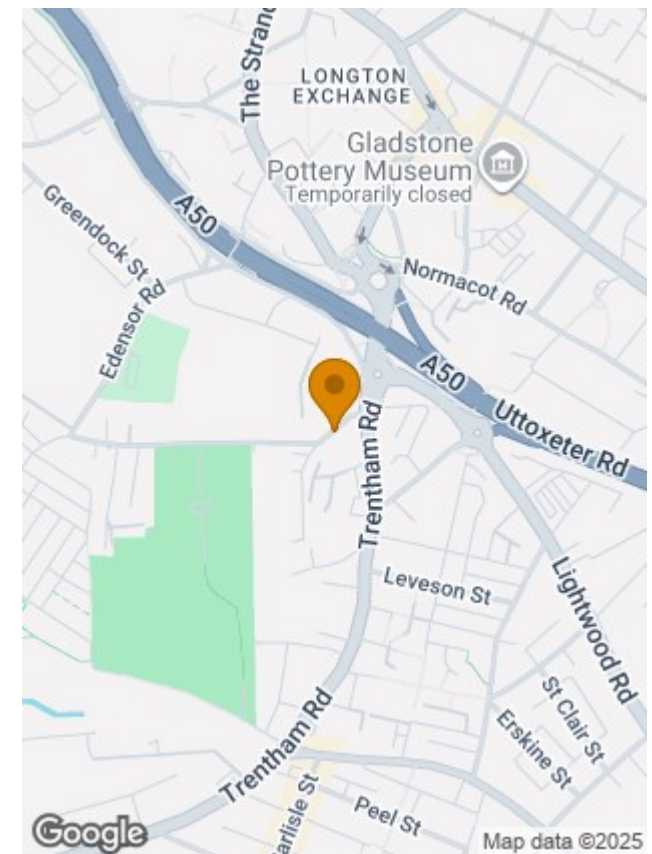
OUTSIDE

There is a tarmac driveway to the side of the property and a beautifully landscaped rear garden with lawn, decking and sleepers with gravelled borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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 - 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

AusterberryTM
the best move you'll make