

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Hardinge Street, Fenton, Stoke-On-Trent, ST4 4NF

Offers In Excess Of

£166,000

- Dream Home For First Time Buyers
- Stunning Fitted Kitchen Including Appliances
- Combi Boiler
- UPVC Double Glazing
- Parking For Three/Four Cars
- Superb Shower Room
- Perfect Presentation
- A Dream Home!

GUARANTEED TO IMPRESS YOU!

Unbelievably excellent in all respects and a stunning semi-detached house tucked away in a cul-de-sac position between Stoke and Fenton.

Conveniently placed for everywhere, presented to the very highest standard and featuring a stunning fully fitted kitchen and immaculate and impressive decoration throughout!

This semi-detached house offers extensive parking space for three or four cars, a combi boiler for central heating and hot water, UPVC double glazing throughout and as well as a low maintenance back garden there's also a big storage shed.

The ultimate house for first-time buyers and definitely a dream home!

For more information call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring.

LOUNGE

13'11 x 12'6 (4.24m x 3.81m)

Laminate flooring. Radiator. UPVC double glazed window with fitted white colonial style blind. Open plan stairs leading to the first floor.

SUPERB FITTED KITCHEN

12'6 x 9'2 (3.81m x 2.79m)

Laminate flooring. Excellent range of wall cupboards and base units with a high gloss off white finish together with integrated appliances to include gas hob, cooker hood, Bosch eye level oven and dishwasher. Plumbing for washing machine. Soft close doors and drawers. Breakfast bar. Double radiator. Space for a tall fridge freezer. UPVC double glazed window with integrated blind and UPVC double glazed double doors leading into the garden, also with integrated blinds. Spotlights.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft which contains the gas combi boiler.

BEDROOM ONE

9'9 x 9'3 (2.97m x 2.82m)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blind. Built in wardrobes and a big built in storage cupboard.

SHOWER ROOM

6'5 x 6'5 (1.96m x 1.96m)

Vinyl floor tiles and tiled walls. Beautifully fitted with wash basin and wc within a fitted unit and a walk in shower. Stainless steel centrally heated towel rail. UPVC double glazed window with fitted integrated venetian blind.

BEDROOM TWO

12'6 x 6'8 (3.81m x 2.03m)

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

OUTSIDE

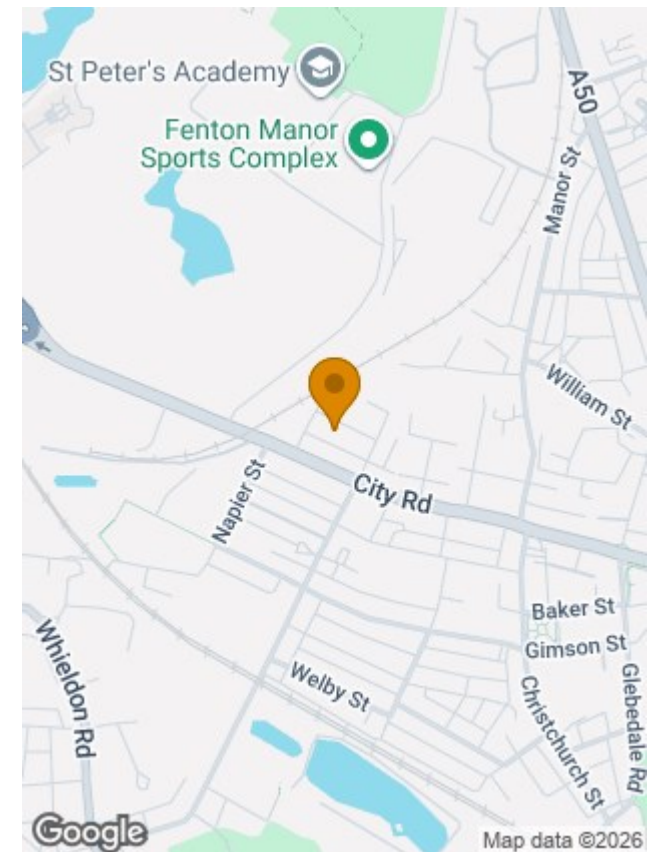
There's extensive parking at the front of the house within the tarmac and block paved driveway for three or four cars.

The rear garden is low maintenance with a big patio area and a large storage shed. There is also external power and a cold water tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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

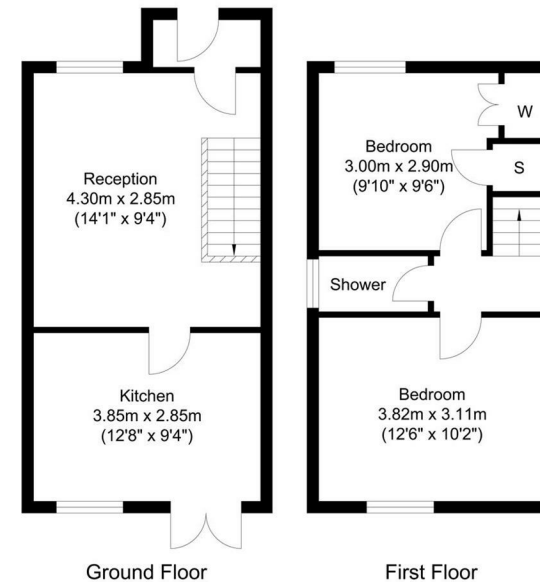
Tenure - Freehold

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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