

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



22 Granstone Close, Chell, Stoke-On-Trent, ST6 6SX

Asking Price

£120,000

- Watch Our Online Video Tour!
 - Combi Boiler
 - New UPVC Double Glazing
 - Spacious Lounge
- Three Bedrooms
- New Fitted Carpets
- Fitted Kitchen
- No Chain!

A range of recent improvements carried out to this traditional town house include a new gas central heating system with a combi boiler, UPVC double glazing throughout and new fitted carpets.

This house is ready to move into, has been freshly decorated and stands in a commanding position at the head of the cul-de-sac. There's scope to add even more value to this property and there is no upward chain to slow down your purchase!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window. Stairs leading to the first floor. Door into the...

LOUNGE

19'8" x 10'2" (5.99 x 3.10)

Grey laminate flooring. UPVC double glazed windows to the front and rear. Radiator. Feature fireplace with living flame effect electric fire. Fitted mirror to the chimney breast.

FITTED KITCHEN WITH DINING AREA

11'10" x 11'8" (3.61 x 3.56 (3.60 x 3.55))

New tile effect vinyl flooring. Range of wall cupboards and base units with an off white finish together with integrated gas hob, cooker hood and under oven. Part tiled walls. Radiator. Two storage cupboards.

HALLWAY

Vinyl flooring to match the kitchen. Walk in storage cupboard.

WC

Low level wc. Tiled walls. Timber single glazed window.

HALL

Single glazed timber window.

REAR PORCH

FIRST FLOOR

LANDING

New fitted stair and landing carpets. Walk in airing/storage cupboard with Ideal gas combi boiler for central heating and hot water.

BEDROOM ONE

11'10" x 10'2" (3.61 x 3.10)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

14'6" x 8'8" + recess (4.42 x 2.64 + recess)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'2" x 8'4" (3.10 x 2.54)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

7'1" x 5'6" (2.16 x 1.68)

New tile effect laminate flooring. White suite consisting of a panelled bath, wash basin and a low level wc. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. Tiled walls.

OUTSIDE

Mainly lawned gardens to the front and rear.





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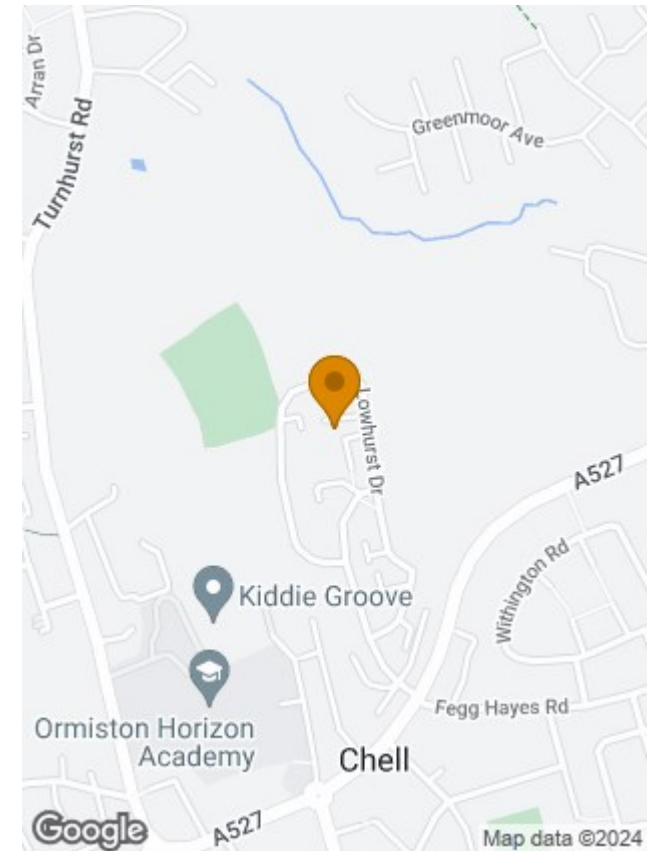


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

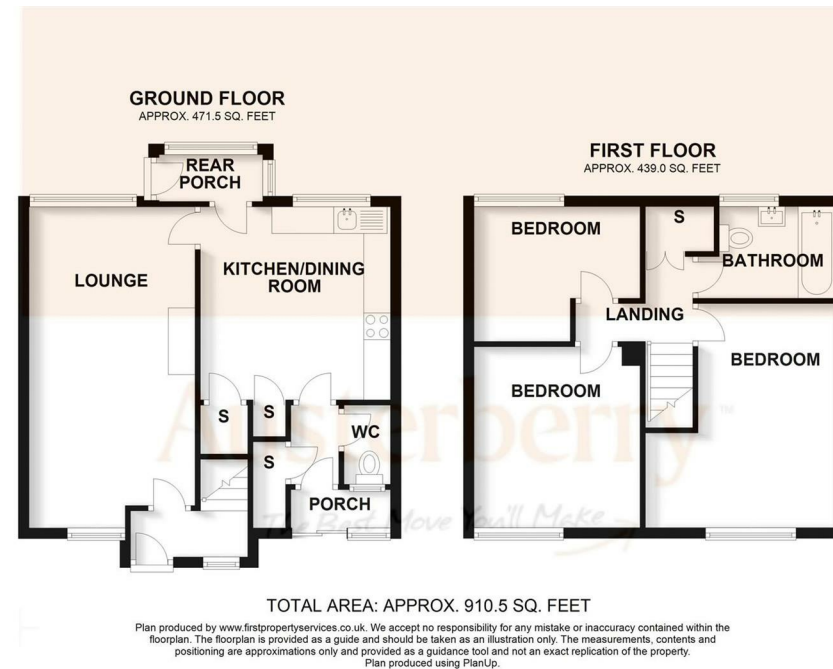
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Map data ©2024

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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