

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Roxburghe Avenue, Normacot, Stoke-On-Trent, ST3 4RU

£170,000

- Cul-de-Sac Location
- Delightful Accommodation
- Compact Garden
- No Chain!
- Three Bedrooms
- Excellent Kitchen + Breakfast Space
- Off Road Parking

GREAT VALUE FOR MONEY AND SOLD WITH NO CHAIN!

The accommodation comprises an entrance hall, two reception rooms, and a fitted kitchen with dining area. Upstairs there are three decent bedrooms and a family bathroom and the property is equipped with UPVC double glazing and gas central heating from a combi boiler.

This semi-detached house is set back from the road behind a tarmac driveway and has a practical detached garage and a pleasant enclosed rear garden with patio.

For more information call or email us.



Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Fitted carpet. Double radiator. Elegant fitted mirror. UPVC double glazed front door and window, full length curtains and pole. Under stairs storage cupboard with UPVC double glazed window, shelving, electric meter and alarm controls.

DINING ROOM

14'7" into bay x 10'11" (4.45 into bay x 3.33 (4.44 x 3.32))

Fitted carpet. Radiator. UPVC double glazed window with curtain pole, curtains and tie backs. Three wall light fittings. Folding doors leading into the...

LOUNGE

13'7" x 11'0" (4.14 x 3.35)

Fitted carpet. Double radiator. UPVC double glazed bay window with curtains, tie backs and pelmet. Four wall light fittings. Elegant fireplace with living flame with electric fire.

Please note that the furniture in this room may be included in the letting or can be removed if that is the wish of a prospective tenant.

KITCHEN WITH BREAKFASTING AREA

17'1" x 6'2" (5.21 x 1.88)

Part tiled floor (to kitchen area) and part fitted carpet (to breakfasting area). Two UPVC double glazed windows with fitted blinds. Two radiators. A range of wall cupboards and base units with a pale timber effect finish. Part tiled walls. UPVC double glazed rear/side door. Low voltage spotlights.

PLEASE NOTE: There is an integrated gas hob, under oven, stainless steel cooker hood, fridge and freezer in the property at present. The Landlord is happy to leave the items in for use by the next tenant but they will not form part of the let and therefore the next tenant will be responsible for any repairs during their tenancy.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted blind.

BEDROOM ONE

14'11" x 11'0" (4.55 x 3.35)

Fitted carpet. Double radiator. UPVC double glazed window with fitted venetian blind, curtains and tie backs.

Please note that the double bed and mattress, bed side cupboards, chest of drawers and double wardrobe may be included in the letting or can be removed if that is the wish of a prospective tenant. Please note also that the chandelier light fitting will be removed prior to the start of the tenancy and replaced with a pendant light fitting.

BEDROOM TWO

13'7" x 9'1" (4.14 x 2.77)

Laminate flooring. Radiator. UPVC double glazed window with curtain pole, curtains and tie backs. Light fitting. An excellent range of fitted wardrobes and cupboards to the whole of one wall.

BEDROOM THREE

8'10" x 6'3" (2.69 x 1.91)

Fitted carpet. Radiator. UPVC double glazed window.

FAMILY BATHROOM

6'2" x 5'10" (1.88 x 1.78)

Modern white suite complete with shower and screen over the bath. Fully tiled walls. Two UPVC double glazed windows with fitted roller blinds. Radiator. Airing cupboard containing the baxi gas fired combi boiler for central heating and hot water.

OUTSIDE

Double gates lead to a paved patio area and there is a charming rear garden with paved patio, lawn, shrubs and cold water tap.

There is a tarmac driveway with space for two cars. Please note that whilst there is a garage at the property, this will not be included in the let.





Austerberry



Austerberry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Austerberry



Austerberry



Austerberry



Austerberry

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

Austerberry[™]
the best move you'll make