

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



39 Longdoles Avenue, , Stoke-On-Trent, ST3 5JJ

£130,000

- Watch Our Online Video Tour!
- Good Location
- Combi Boiler
- Plenty Of Off Road Parking Space
- A Property With Potential
- One Bedroom At Present
- Garage

This property has been altered and improved over the years but is now in need of significant modernisation and improvement to realise its full potential.

There is gas central heating from a combi boiler, plenty of off road parking space as well as a garage and the property occupies a prime position backing on to open space. The accommodation at the moment features one bedroom in addition to a separate dining room and a loft storage room but we anticipate that buyers will see the potential to create a second bedroom.

The property is being sold with no onward chain.

See our online virtual tour and for more information call us on 01782 594595 or e-mail sales@austerberry.co.uk



Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make

GROUND FLOOR

PORCH

UPVC double glazed front door and windows. Tiled floor. Stable type door leading into the...

KITCHEN

11'3" x 8'5" (3.43 x 2.57)

Space for table and chairs. Range of wall cupboards and base units with a white high gloss finish. Laminate flooring. Part tiled walls. UPVC double glazed window with fitted roller blind. Radiator. Plumbing for washing machine.

LOUNGE

18'4" x 10'10" max (5.59 x 3.30 max)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Antique style feature fireplace with living flame gas fire. Double doors leading into the...

DINING ROOM

10'3" x 9'10" (3.12 x 3.00)

Fitted carpet. Feature fireplace. Aluminium double glazed patio doors leading into the...

CONSERVATORY

Tiled floor. UPVC double glazed windows and external door.

INNER HALL

Fitted carpet. Stairs to the first floor.

BEDROOM

9'11" x 9'0" (3.02 x 2.74)

Vinyl flooring. Radiator. Timber single glazed window.

WET ROOM

6'6" x 5'5" (1.98 x 1.65)

White low level wc, pedestal wash basin and shower. Stainless steel centrally heated towel rail radiator. UPVC double glazed window with fitted roller blind.

FIRST FLOOR

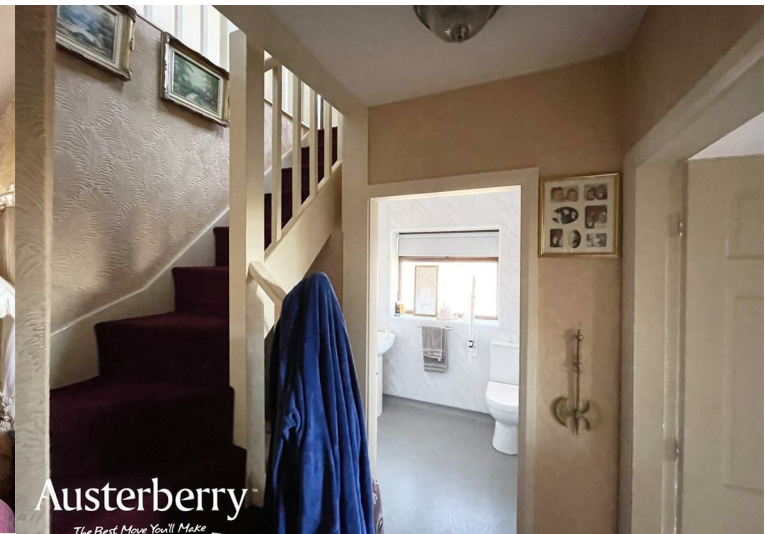
ROOM

UPVC double glazed window. Two velux type windows. Two radiators. Gas combi boiler for central heating and hot water.

OUTSIDE

There is a rear garden overlooking open space. At the front the property is set well back from the road and a long driveway with additional parking space leads to the...

DETACHED BRICK GARAGE





Austerberry



Austerberry



Austerberry



Austerberry

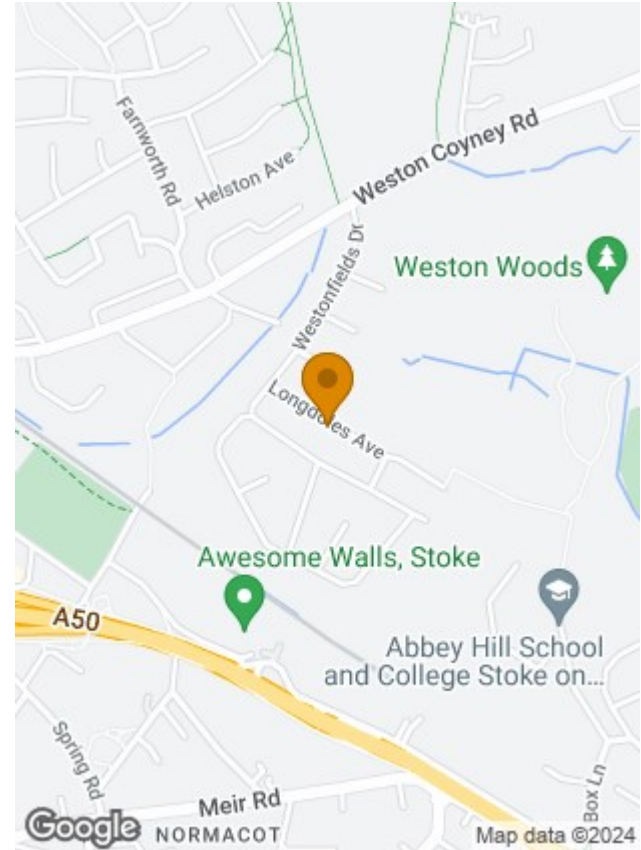


Austerberry



Austerberry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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	



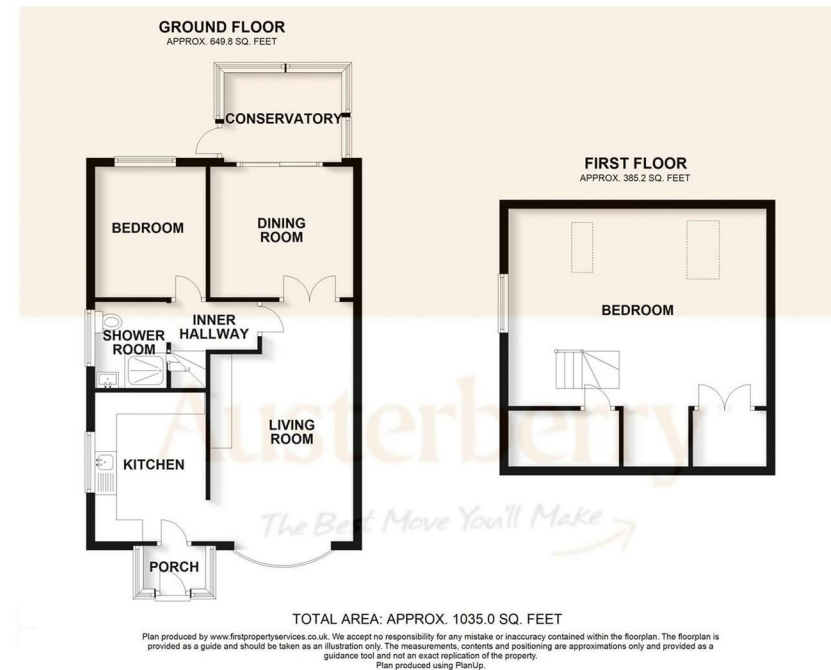
MATERIAL INFORMATION

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

Austerberry[™]
the best move you'll make