

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Nutbrook Avenue, Mount Pleasant, Stoke-On-Trent,  
ST4 4LA

£157,000



- Watch Our Online Video Tour!
- A Proper Family Home
- Block Paved Drive
- Combi Boiler
- Modern Fitted Kitchen
- Desirable Location
- Three Bedrooms
- Garage
- UPVC Double Glazing

You'll find 36 Nutbrook Avenue in a really desirable location on the ever popular The Beeches Estate at Mount Pleasant in Fenton.

This house has been in the same family ownership for very many years and we think that it will make a great family home for the next owners. It's a property that you can move into and update over time. It has UPVC double glazing, gas central heating from a combi boiler and a modern fitted kitchen with integrated appliances. From the lounge double doors lead out into the charming rear garden whilst to the front of the property a block paved driveway with parking and turning space leads to the attached brick garage.

This house is being sold with no onward chain to slow down your purchase!

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



## GROUND FLOOR

### PORCH

### ENTRANCE HALL

Fitted carpet. Radiator. Stairs to the first floor.

### LOUNGE

15'11" x 9'10" (4.85 x 3.00)

Fitted carpet. Radiator. UPVC double glazed windows and UPVC double glazed door leading into the garden. Feature fireplace with living flame gas fire.

### MODERN FITTED KITCHEN

11'2" x 9'9" (3.40 x 2.97)

Tiled floor and part tiled walls. Complete range of wall cupboards and base units with a cream/off white high gloss finish together with integrated electric hob, stainless steel hub and eye level double oven. Double drainer stainless steel sink unit. Double radiator. UPVC double glazed bow window with fitted roller blind. Baxi gas combi boiler for central heating and hot water. UPVC double glazed rear external door. Plenty of space for a table and chairs.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Linen/storage cupboard with shelving. Access to the loft.

## BEDROOM ONE

10'0" x 9'9" (3.05 x 2.97)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

11'1" x 7'3" (3.38 x 2.21)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

6'8" x 5'9" (2.03 x 1.75)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM/WC

8'3" x 5'6" (2.51 x 1.68)

Pale coloured suite with shower fitting to the bath. Tiled walls. Vinyl flooring. Radiator. UPVC double glazed window.

## OUTSIDE

There is a very pleasant rear garden with lawn, borders and paved patio areas as well as a garden shed.

The house is well screened from the road by numerous specimen shrubs and a block paved driveway with additional parking/turning space leads to the...

## ATTACHED SINGLE GARAGE

Up and over door. Rear door. Light and power.







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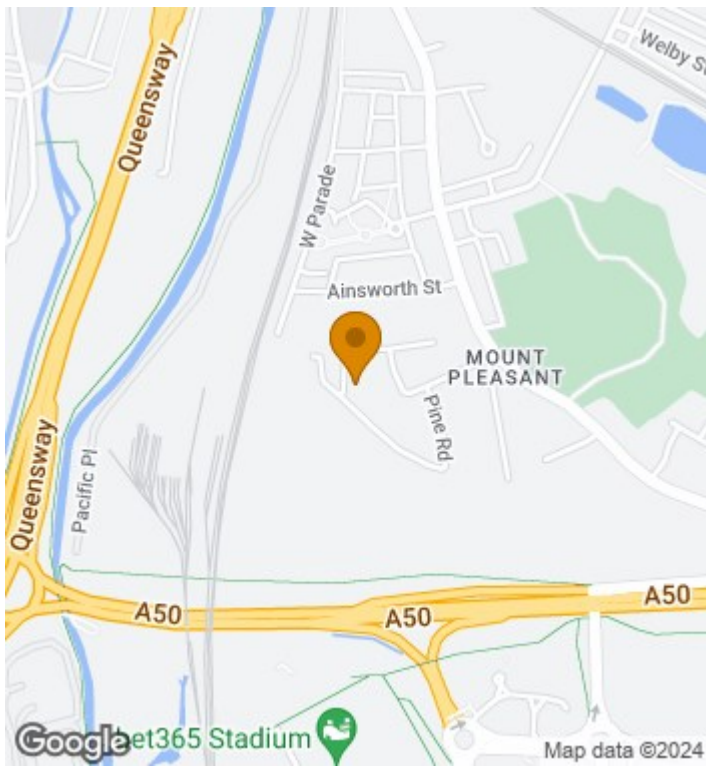
MATERIAL INFORMATION Tenure - Freehold Council Tax Band - B



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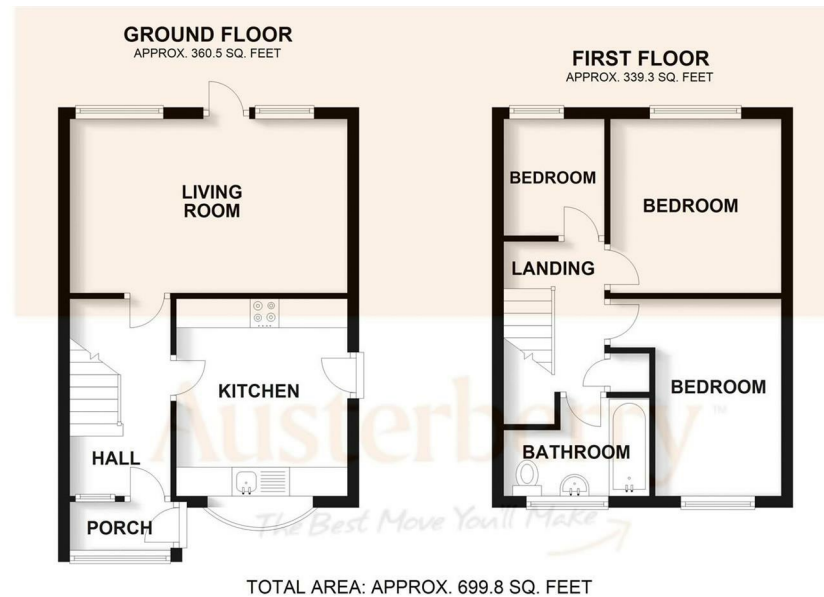
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**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 mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite as a referral fee. For legal advice, we work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee.



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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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