

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



71 Essington Way, Brindley Village, Stoke-On-Trent, ST6 5EE

Offers Over

£235,000

- Watch Our Online Video Tour!
- Prime Location
- En-Suite Shower Room
- GF Cloaks/Wc
- Parking For Three Vehicles
- A Detached House
- Three Double Bedrooms
- Family Bathroom
- EV Charging Point

Your search ends here for that elusive detached family sized house with three double bedrooms and an en-suite shower room! Essington Way is in a prime location on the very popular Brindley Village Development and this house offers truly exceptional value for money.

Decoration throughout is really good, there is space to park three cars at the front and there is even an electric vehicle charging point! Step inside and you'll be delighted by the range of accommodation including a truly impressive reception hall with a beautifully tiled floor, ground floor cloakroom, comfortable lounge and a big kitchen and dining room which extends from the front to the back of the house.

On the first floor all three bedrooms are of a really good size and there's even an en-suite shower room to the master bedroom as well as a family bathroom.

All in all a property to be proud of and a house not to be missed!

See our online virtual tour and for more information call or email us.



GROUND FLOOR

RECEPTION HALL

Composite double glazed front door. Beautifully Tiled floor. UPVC double glazed window with fitted vertical blind.

CLOAKROOM/WC

5'11" x 4'4" (1.80 x 1.32)

Tiled flooring to match the hall. Radiator. White low level wc and pedestal wash basin. Extractor. Large walk in store room with space for coats and more!

LOUNGE

13'9" x 11'10" (4.19 x 3.61)

Grey laminate flooring. Two radiators. UPVC double glazed window with fitted vertical blinds. Door leading into the...

COMBINED KITCHEN AND DINING ROOM

23'9" overall length (7.24 overall length)

DINING AREA

10'6" x 7'11" (3.20 x 2.41)

Grey laminate flooring. Radiator. UPVC double glazed double doors leading into the garden.

KITCHEN AREA

12'0" x 7'11" (3.66 x 2.41)

Wood laminate look vinyl flooring. Radiator. Excellent range of wall cupboards and base units with an off white high gloss finish and to include integrated electric hob, cooker hood and under oven. Plumbing for dishwasher and washing machine. UPVC double glazed window with fitted roller blind.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft. Large airing/storage cupboard with gas combi boiler.

BEDROOM ONE

14'2" x 11'3" (4.32 x 3.43)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Range of built in wardrobes.

EN-SUITE SHOWER ROOM

7'2" x 5'3" (2.18 x 1.60)

Tile effect vinyl flooring. Part tiled walls. Wide walk in shower, low level wc and wash basin. Radiator. Spotlights. Extractor.

BEDROOM TWO

10'8" x 8'9" (3.25 x 2.67)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'10" x 9'3" (3.00 x 2.82)

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

FAMILY BATHROOM

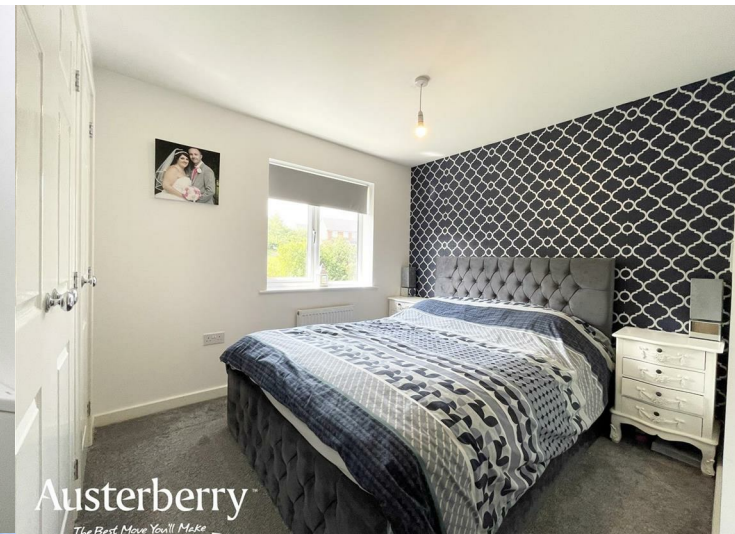
6'7" x 6'3" (2.01 x 1.91)

Tile effect vinyl flooring. Part tiled walls. White suite complete with shower fitting to the bath, pedestal wash basin and wc. UPVC double glazed window.

OUTSIDE

To the front of the house there is space to park upto three cars on the tarmac and block paved driveway and there is also an EV charging point as well as an electrical socket.

There is a really nice fully enclosed garden at the back with a paved patio area and lawn and this backs onto landscaped public space. There is also an external power socket and lighting as well as a garden shed and an outside tap.





Austerberry



Austerberry



Austerberry



Austerberry



Austerberry

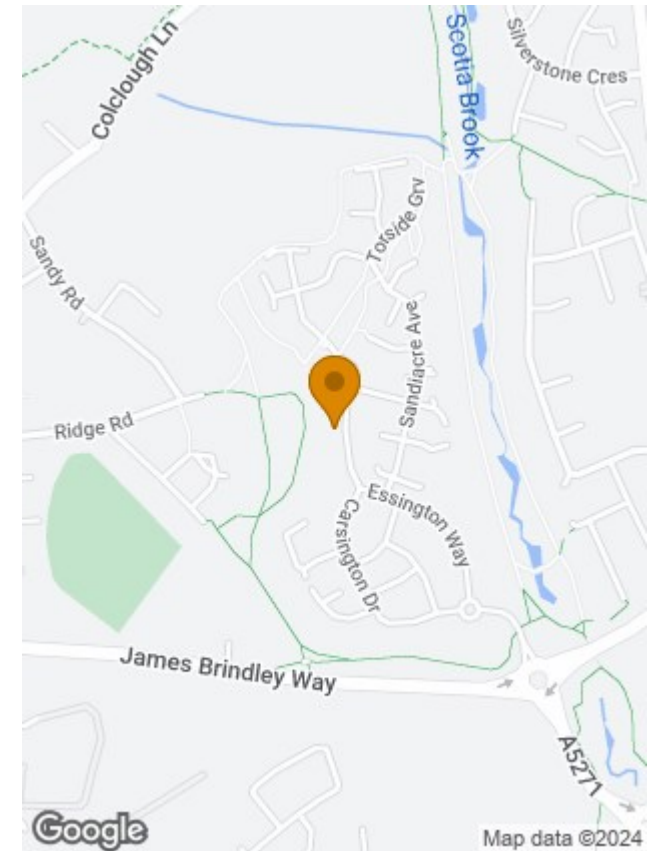
The Best Move You'll Make



Austerberry

The Best Move You'll Make

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

Map data ©2024

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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