

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



22 Normanton Grove, Adderley Green, Stoke-On-Trent, ST3
5BY

£145,000

- Watch Our Online Video Tour!
 - No Chain
- Fitted Kitchen Including Oven And Hob
 - UPVC Double Glazing
 - Convenient Location
- Your First Home Or Buy To Let Investment
 - Two Bedrooms
 - Recent Gas Combi Boiler
 - Potential To Add Value

There's no onward chain to slow down your purchase of this two bedroom semi-detached house and it has the potential to be a great first home or buy to let investment.

Some cosmetic attention both internally and externally will work wonders but this house already has a recently installed gas combi boiler, UPVC double glazing throughout and a decent fitted kitchen with integrated oven and hob.

There's off road parking at the front of the property, a driveway at the side and the potential to create even more off road parking at the front if required.

Conveniently close to local schools, neighbourhood shops and bus routes and not far away at all from Longton Town Centre!

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. Radiator. Grey laminate look vinyl flooring. Stairs leading to the first floor.

FITTED KITCHEN

7'11" x 6'6" (2.41 x 1.98)

Range of wall cupboards and base units with a cream colour finish together with integrated electric hob, cooker hood and under oven. Plumbing for washing machine. Grey laminate look vinyl flooring. UPVC double glazed window with fitted vertical blinds. Expel air extractor. Part tiled walls.

LOUNGE

14'0" x 12'11" (4.27 x 3.94 (4.26 x 3.93))

Grey laminate look vinyl flooring. UPVC double glazed window with fitted vertical blinds. UPVC double glazed rear external door. White fireplace surround with electric fire. Radiator. Walk in under stairs storage cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the

loft. Storage cupboard containing the Ideal gas combi boiler for central heating and hot water.

BEDROOM ONE

9'6" x 9'4" wall to wall (2.90 x 2.84 wall to wall)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Complete range of fitted wardrobes and storage cupboards.

BEDROOM TWO

11'1" x 6'7" (3.38 x 2.01)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blinds.

BATHROOM/WC

6'0" x 5'7" (1.83 x 1.70)

Grey laminate look vinyl flooring. Part tiled walls. White suite complete with shower over the bath. UPVC double glazed window with fitted venetian blinds.

OUTSIDE

There is a fully enclosed garden to the rear of the property and a small garden to the front. A driveway leads to double gates and to the...

DETACHED SINGLE GARAGE





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MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - B

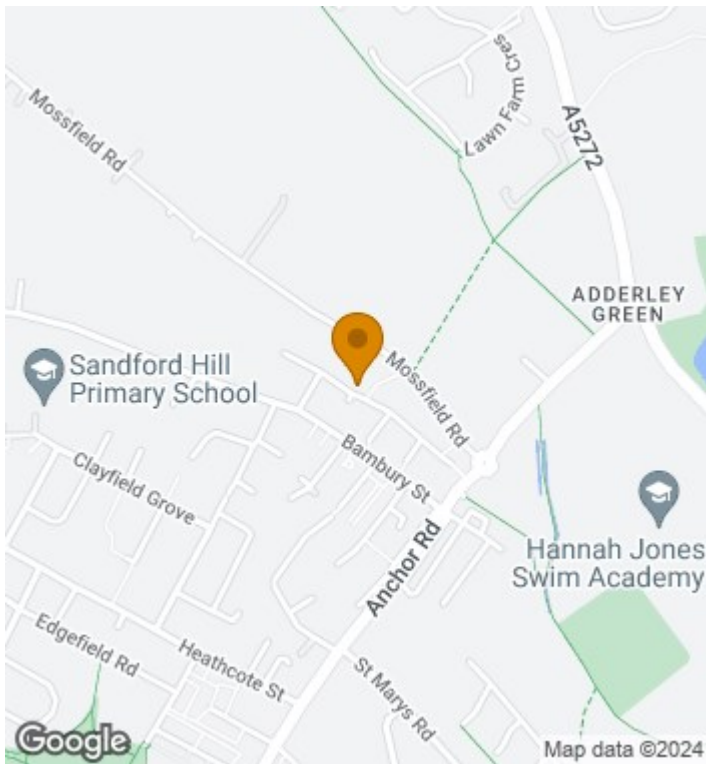


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Energy Efficiency Rating

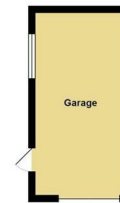
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





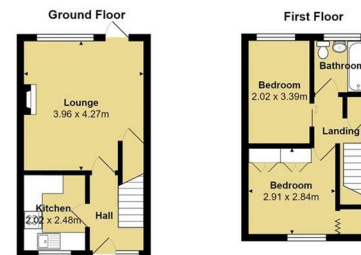
PLEASE NOTE

- * 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.



Total Area: 53.0 m² (excluding garage)

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorn Creed



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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