

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



58 Crossway Road, Sneyd Green, Stoke-On-Trent, ST6 2NE

£140,000

- Watch Our Online Video Tour!
- Traditional Appearance
- Ready To Move Into!
- Two Reception Rooms
- UPVC Double Glazing And Combi Boiler
- Exceptional Garden & Good Location
- No Chain!
- Two Bedrooms
- White Bathroom Suite

There's an exceptional and long garden to the rear of this traditional semi-detached house with a driveway and the potential to create additional off road parking space at the front.

The house is for sale with no onward chain and is ready to move into.

Features of the accommodation are the two reception rooms linked by double doors, the well fitted kitchen, two well proportioned bedrooms with well fitted wardrobes and furniture and the first floor bathroom with a white suite and shower over the bath.

The house has gas central heating from a combi boiler and UPVC double glazing.

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



GROUND FLOOR

ENTRANCE HALL

Laminate flooring. Double radiator. Stairs leading to the first floor.

LOUNGE

13'4" x 11'10" (4.06 x 3.61)

Laminate flooring. UPVC double glazed bay window with fitted roller blinds. Radiator. Feature fireplace with living flame effect electric fire. Double doors leading into the...

DINING ROOM

10'11" x 10'5" (3.33 x 3.18 (3.32 x 3.17))

Laminate flooring. UPVC double glazed window with fitted vertical blinds. Radiator. Door leading into the...

KITCHEN

17'7" x 6'10" (5.36 x 2.08)

Well fitted! Range of cottage style wall cupboards and base units with a pale yellow finish. Electric cooker. Two UPVC double glazed windows. Breakfast bar. UPVC double glazed rear door. Plumbing for washing machine. Double radiators.

FIRST FLOOR

LANDING

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

BEDROOM ONE

11'8" + recess x 11'1" max (3.56 + recess x 3.38 max)

Fitted carpet. Radiator. Two UPVC double glazed windows, one with fitted roller blind. Exceptional and comprehensive range of fitted wardrobes and bedside cupboards together with a dressing table.

BEDROOM TWO

Laminate flooring. UPVC double glazed window. Radiator. Range of fitted wardrobes with storage cupboards over to the whole of one wall.

BATHROOM

7'11" x 5'5" (2.41 x 1.65)

Laminate flooring. Tiled walls. White suite consisting of a panelled bath with shower and screen over, low level wc and wash basin in unit. UPVC double glazed window with fitted blind. Stainless steel centrally heated towel rail radiator. Spotlights. Extractor.

OUTSIDE

There is a paved driveway and small walled garden at the front of the house and an exceptional and large garden at the rear with two big paved patio areas, two lawns and a large timber shed.

There is also an integral storage shed to the side of the house containing the Glow Worm gas combi boiler for central heating and hot water.





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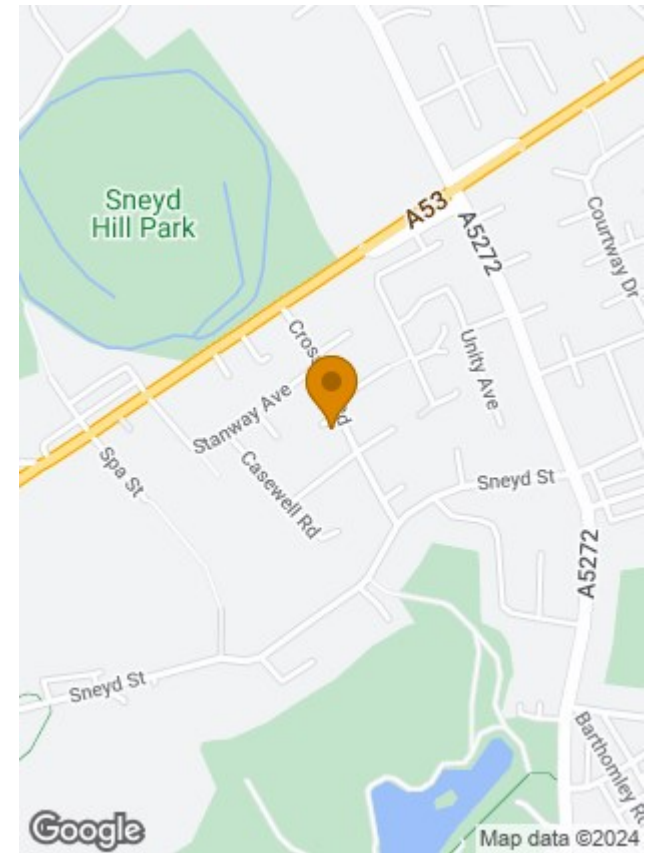
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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MATERIAL INFORMATION

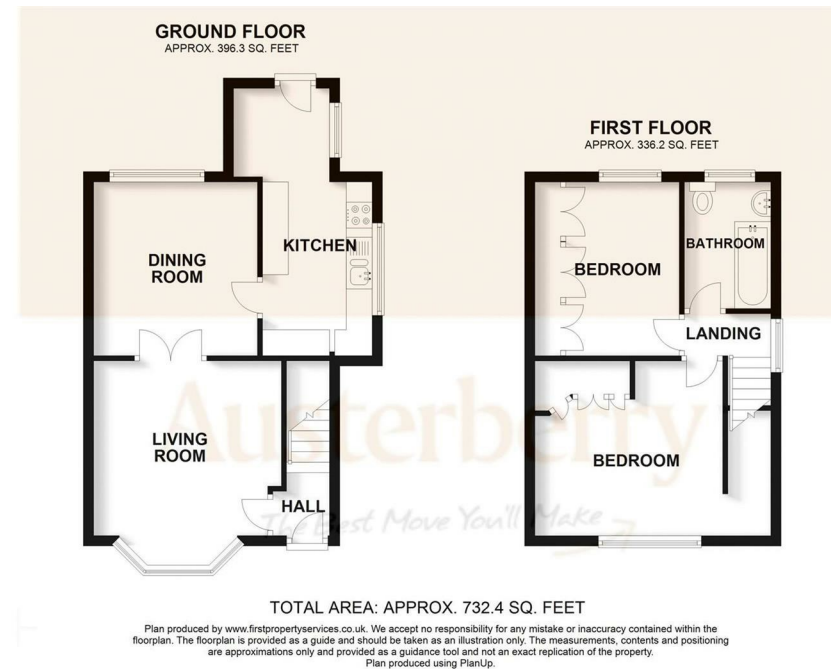
Tenure - Freehold

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

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