

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



7 Grayshott Road, Tunstall, Stoke-On-Trent, ST6 5LY

£130,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Combi Boiler and UPVC Double Glazing
- Neutral Decoration
- No Chain!
- Recently Refurbished
- Plenty Of Off Road Parking
- New Fitted Carpets
- Newly Fitted Kitchen

## RECENTLY REFURBISHED, THREE BEDROOMS AND PLENTY OF OFF ROAD PARKING!

Here is a semi-detached house which really does offer excellent value for money for first time buyers, families and even buy to let investors!

The house is ready to move into, is being sold with no onward chain and has recently been refurbished to include a brand new fitted kitchen. There's also gas central heating from a combi boiler, recently tested electrical wiring, plenty of off road car parking space at the front as well as a compact garden at the rear.

The decoration throughout is neutral, the house has new fitted carpets, UPVC double glazing throughout as well as a ground floor wc and double glazed rear hall/conservatory.

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



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Radiator. New fitted carpet. Stairs leading to the first floor. Door into the...

### LOUNGE

16'3" x 10'4" (4.95 x 3.15)

Fitted carpet. Radiator. UPVC double glazed window.

### KITCHEN WITH DINING AREA

11'6" x 11'5" (3.51 x 3.48)

Complete range of new wall cupboards and base units with a dark grey finish together with integrated electric hob, cooker hood and under oven. Two UPVC double glazed windows. Radiator. Laminate look vinyl flooring.

### REAR HALL

8'3" x 5'0" (2.51 x 1.52)

Flooring to match the kitchen. Radiator. UPVC double glazed external door.

### WC

Low level wc in white. Flooring to match the rear hall. UPVC double glazed door leading into the...

### CONSERVATORY/HALLWAY

UPVC double glazed windows and external door. Flooring to match the rear hall.

## FIRST FLOOR

### LANDING

New fitted stair and landing carpets. Access to the loft. Airing cupboard with carpet and gas combi boiler for the central heating and hot water.

### BEDROOM ONE

13'8" x 8'5" + recess (4.17 x 2.57 + recess (4.16 x 2.56))

New fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

10'8" x 10'4" (3.25 x 3.15)

New fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

10'5" x 8'8" (3.18 x 2.64)

New fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

7'9" x 5'7" (2.36 x 1.70)

White suite. Radiator. UPVC double glazed window. Laminate look vinyl flooring. Extractor.

### OUTSIDE

Driveway and additional parking space at the front of the property and garden to the rear.





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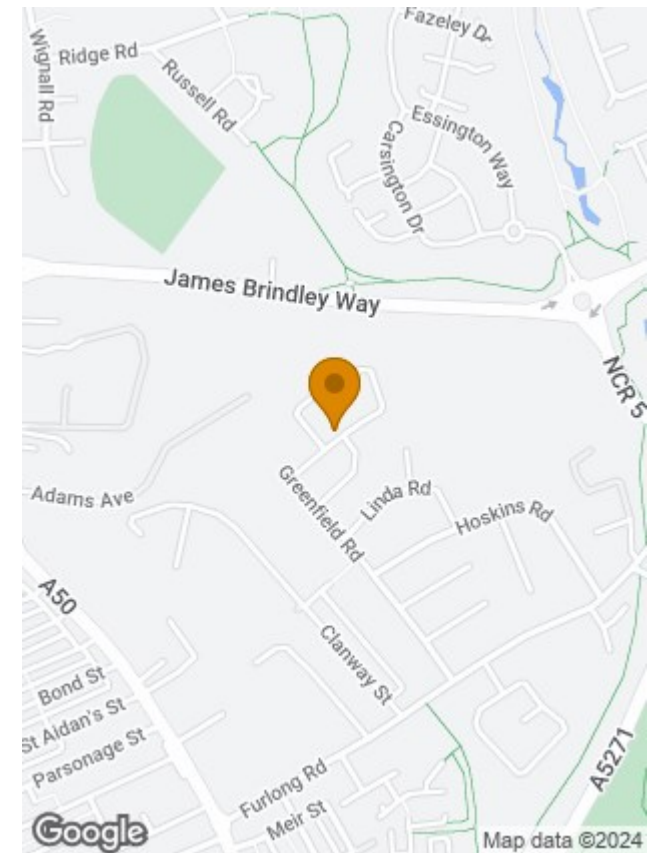
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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MATERIAL INFORMATION Tenure - Freehold  
Council Tax Band - A



**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](mailto:enquiries@austerberry.co.uk)

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