

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



96 Duke Street, Heron Cross, Stoke-On-Trent, ST4 3BL

£90,000

- Watch Our Video Tour!
- Combi Boiler
- Fresh White Decoration
- White Bathroom Suite With Shower Over The Bath
- Ready To Move Into!
- UPVC Double Glazing
- Grey Fitted Carpets
- Value For Money!

READY TO MOVE INTO!

Fresh white decoration, decent grey fitted carpets, a modern fitted kitchen and two double bedrooms make this an outstanding terraced type house!

Whether you are a landlord or a first time buyer you'll be delighted to see this property which is being sold with no onward chain and has a combi boiler for central heating as well as UPVC double glazing.

Decent house, decent price and a really close to A50 access at Heron Cross and Longton Town Centre.

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



GROUND FLOOR

SITTING ROOM

11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed front door and window with fitted venetian blind. Fitted carpet. Radiator.

LIVING ROOM

12'2 x 10'9 (3.71m x 3.28m)

Fitted carpet. UPVC double glazed window with venetian blinds. Radiator. Walk in under stairs store with fitted carpet and shelving.

KITCHEN

9'2 x 5'11 (2.79m x 1.80m)

Tiled floor. Part tiled walls. Spotlights. Range of wall cupboards and base units finished in grey and with soft close doors and drawers together with integrated electric hob, stainless steel cooker hood and under oven. UPVC double glazed window with venetian blinds.

REAR HALL/UTILITY AREA

Tiled floor. UPVC external door. Shelving. Wall mounted Main gas fired combi boiler for central heating and hot water.

BATHROOM/WC

6'10 x 5'7 (2.08m x 1.70m)

Tiled floor and part tiled walls. White suite featuring a panelled bath with shower fitting and screen, pedestal wash basin and low level wc. UPVC double glazed window. chrome effect vertical radiator.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'2 x 10'10 (3.40m x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

12'2 x 10'10 (3.71m x 3.30m)

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

OUTSIDE

A paved rear yard with a brick and tile outbuilding and communal gardens beyond.

On street parking available at the front of the property.





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MATERIAL INFORMATION Tenure - Freehold Council Tax Band - A



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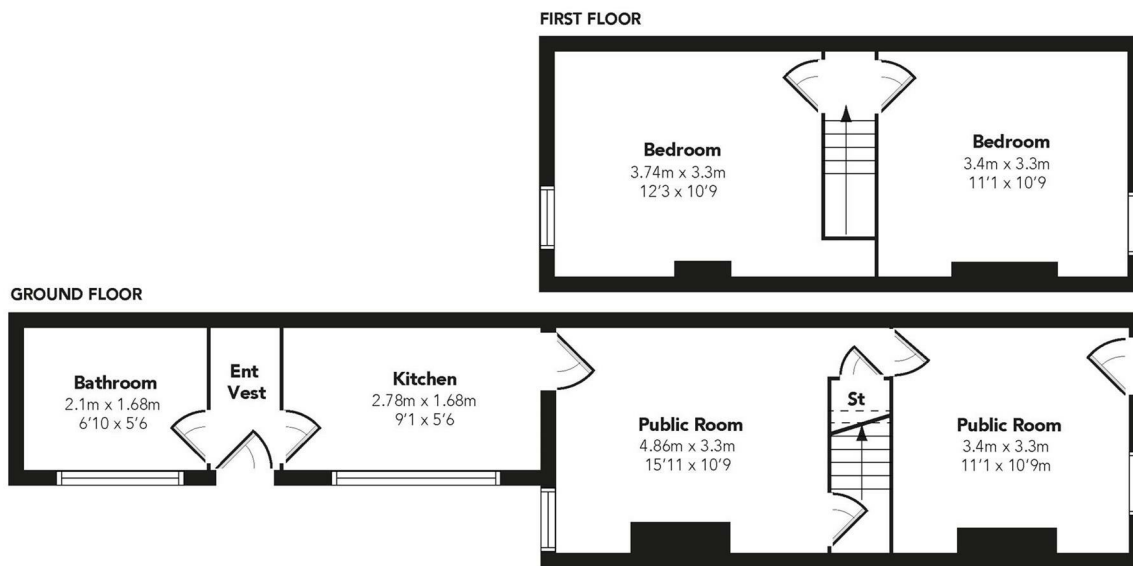
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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.



Floorplans are indicative only - not to scale
Produced by Plushplans

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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