

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1319 Leek Road, Abbey Hulton, Stoke-On-Trent, ST2 8BW

£200,000

- An Impressive House!
- Two Reception Rooms
- Mainly UPVC Double Glazing
- Open Views To Rear
- Three Bedrooms
- Gas Combi Boiler
- Large Yet Manageable Gardens
- No Chain!

A LARGE AND IMPRESSIVE HOUSE!

An impressive and well maintained house with many original features but which has been updated to include gas central heating from a combi boiler as well as UPVC double glazing virtually throughout.

The property has an open outlook to the rear across the valley and has a large patio area as well as lawned gardens at a lower level. There is a long driveway to the side of the house leading to a detached single garage and the accommodation within features three bedrooms and a shower room on the first floor as well as two large reception rooms, wc and a large kitchen on the ground floor.

This is a desirable property which is conveniently close to local shops and schools as well as being within comfortable commuting distance of Hanley and The Potteries Towns.

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



GROUND FLOOR

ENTRANCE HALL

Original front door with leaded stained glass panes. UPVC double glazed window with leaded stained glass panes. Terrazzo tiled floor. Radiator. Stairs leading to the first floor.

SITTING ROOM

12'11 into bay x 11'5 (3.94m into bay x 3.48m)

Fitted carpet. Radiator. UPVC double glazed bay window. Feature fireplace with Firefox gas fired log burner style stove. Picture rails.

LIVING ROOM

16'2 into bay x 11'3 (4.93m into bay x 3.43m)

Fitted carpet. Radiator. Timber bay window with part double glazing. Feature fireplace with coal effect gas fire. Picture rails.

KITCHEN

20'2 x 7'11 (6.15m x 2.41m)

Range of wall cupboards, base units and worktops. Breakfast bar. Part Terrazzo flooring and part vinyl. Two radiators. Four UPVC double glazed windows. Rear external door. Wall mounted Worcester gas combi boiler for central heating and hot water.

WC

White low level wc. UPVC double glazed window.

FIRST FLOOR

LANDING

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

BEDROOM ONE

13 x 11'4 (3.96m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window. Picture rails.

BEDROOM TWO

12'11 x 10 (3.94m x 3.05m)

Fitted carpet. Radiator. UPVC double glazed window. Picture rails.

BEDROOM THREE

9'6 x 8'11 (2.90m x 2.72m)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

7'10 x 7'3 (2.39m x 2.21m)

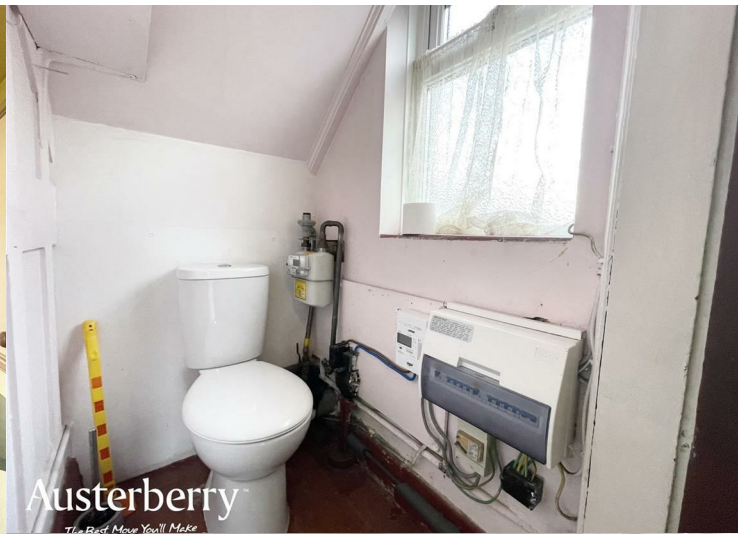
Tiled floor and walls. White low level wc., pedestal wash basin and walk in shower. Storage cupboard with shelving and UPVC double glazed window. Radiator.

OUTSIDE

To the rear there is an open outlook across the valley from the large raised patio area and steps lead down to lawned gardens.

The property is set back from the road behind a wide pavement and a low maintenance front garden. To the side there is a long paved driveway with two sets of ornamental wrought iron gates which lead to the...

DETACHED SINGLE GARAGE





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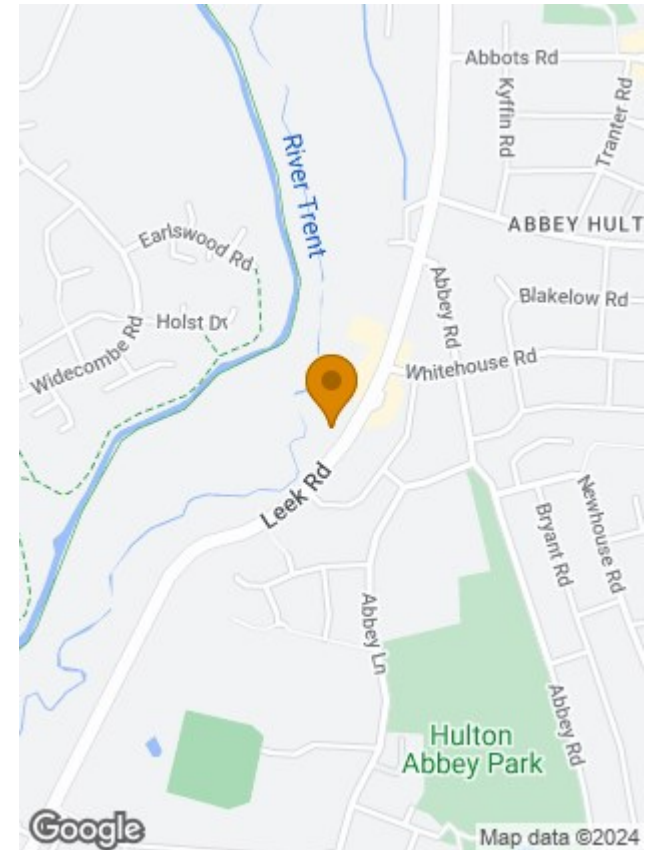
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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