

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



14 May Place, Fenton, Stoke-On-Trent, ST4 3EA

Offers In Excess Of

£90,000

- Watch Our Online Video Tour!
- Convenient Location + Delightful Presentation
- Patio Garden At Rear
- Combi Boiler
- UPVC Double Glazing
- Two Bedrooms
- Two Reception Rooms
- White Bathroom Suite

DELIGHTFUL ACCOMMODATION + CHARMING PATIO AREA!

A charming, beautifully presented and much loved family home offers a lot at a very sensible price!

Features include gas central heating from a combi boiler, UPVC double glazing throughout and two bedrooms as well as two reception rooms.

This house has a ground floor bathroom with a white suite and shower over the bath but perhaps the most outstanding feature of the property is the fact that it has a really lovely patio style garden area at the rear which has to be seen to be appreciated!

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

11'2 x 11' (3.40m x 3.35m)

UPVC double glazed front door. UPVC double glazed window with fitted venetian blinds. Grey laminate flooring. Double radiator. White fireplace with tiled hearth.

LIVING ROOM

11'3 x 11' (3.43m x 3.35m)

Grey laminate flooring. Double radiator. UPVC double glazed window with fitted venetian blinds. White fireplace surround. Under stairs walk in storage cupboard with shelving. Stairs leading to the first floor.

KITCHEN

11'9 x 5'11 (3.58m x 1.80m)

Grey laminate look vinyl flooring. Range of grey wall cupboards and base units. Radiator. UPVC double glazed window with fitted venetian blinds. Plumbing for washing machine. Part tiled walls.

REAR HALL

Grey laminate look vinyl flooring. Useful space for dryer. Vaillant gas combi boiler for central heating and hot water. UPVC double glazed rear external door.

BATHROOM/WC

6'2 x 5'3 (1.88m x 1.60m)

Featuring a white suite including a panelled bath with shower and screen over, pedestal wash basin and low level wc. Tiled walls. Tile effect vinyl flooring. UPVC double glazed window with fitted venetian blinds. Double radiator.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'2 x 11'1 (3.40m x 3.38m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted venetian blinds. Storage alcove.

BEDROOM TWO

11'2 x 11' (3.40m x 3.35m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted roller blind.

OUTSIDE

There's a charming paved patio style garden area at the rear of the house featuring a raised bed with specimen shrubs and a timber shed.

On street parking is available in May Place.





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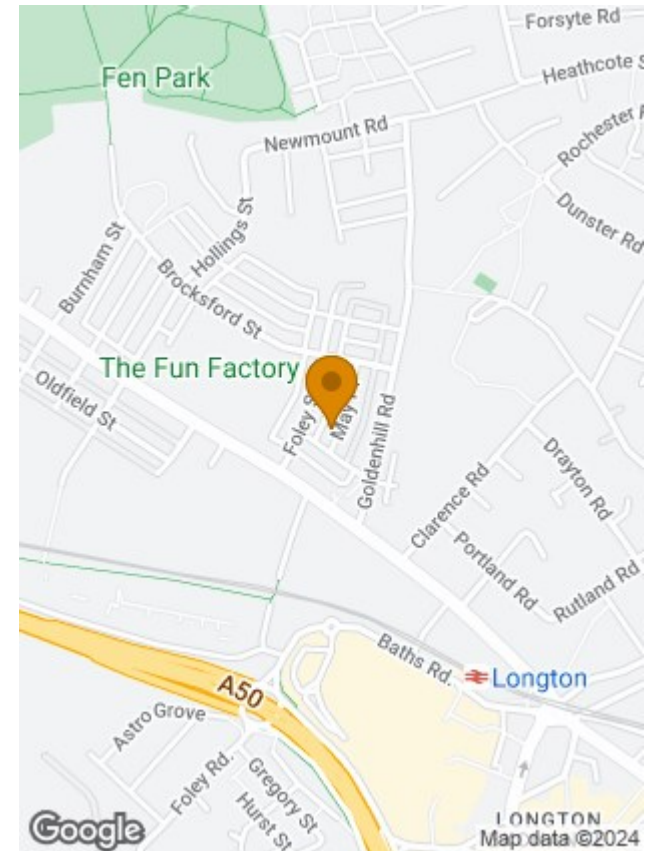
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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

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