

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Havilland Place, Pipers Croft, Melr, Stoke-On-Trent, ST3
6FF

£160,000

- Watch Our Online Video Tour!
- Downstairs Cloakroom
- UPVC Double Glazing
- Good A50 access
- Three Bedrooms
- Recent Combi Boiler
- Fitted Kitchen
- Convenient Location

CHARMING GARDEN, THREE BEDROOMS AND A DOWNSTAIRS CLOAKROOM!

In a really good position on the Pipers Croft development in Meir is this semi-detached house which offers practical family sized accommodation at a competitive price.

Situated at the head of the cul-de-sac and with features such as a downstairs cloakroom and wc, a fitted kitchen with integrated oven and hob and a spacious open plan lounge and dining room at the rear with double glazed double doors opening into the garden.

The property has a combi boiler which we understand was only installed in August 2022, UPVC double glazing throughout and two tarmac parking spaces at the front as well as a charming and well stocked rear garden.

What more could you ask for?

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

Composite double glazed front door. Laminate flooring. Radiator. Stairs to the first floor.

CLOAKS/WC

Vinyl tiled floor. White suite consisting of corner wash basin and low level wc. Radiator. Extractor.

FITTED KITCHEN

10'0 x 8'0 (3.05m x 2.44m)

Excellent range of wall cupboards and base units with a pale colour finish together with integrated gas hob, cooker hood and eye level oven. Space for fridge freezer. Laminate flooring. Double radiator. Plumbing for washing machine. UPVC double glazed window with fitted roller blind. Concealed gas combi boiler installed in August 2022.

LOUNGE AND DINING ROOM

15'1 x 13'11 (4.60m x 4.24m)

Grey laminate flooring. Two double radiators. Under stairs storage cupboard. UPVC double glazed windows and double doors leading out into the garden. N.B. The feature fireplace is available to purchase by separate negotiation

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft. Storage cupboard with shelving.

BEDROOM ONE

12'10max x 8'2 (3.91mmax x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'2 x 8'2 (3.40m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'2 max x 6'7 (3.10m max x 2.01m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

9'4 max x 6'7 (2.84m max x 2.01m)

Vinyl tile flooring. White suite complete with shower over the bath. Double radiator. UPVC double glazed window. Useful storage cupboard.

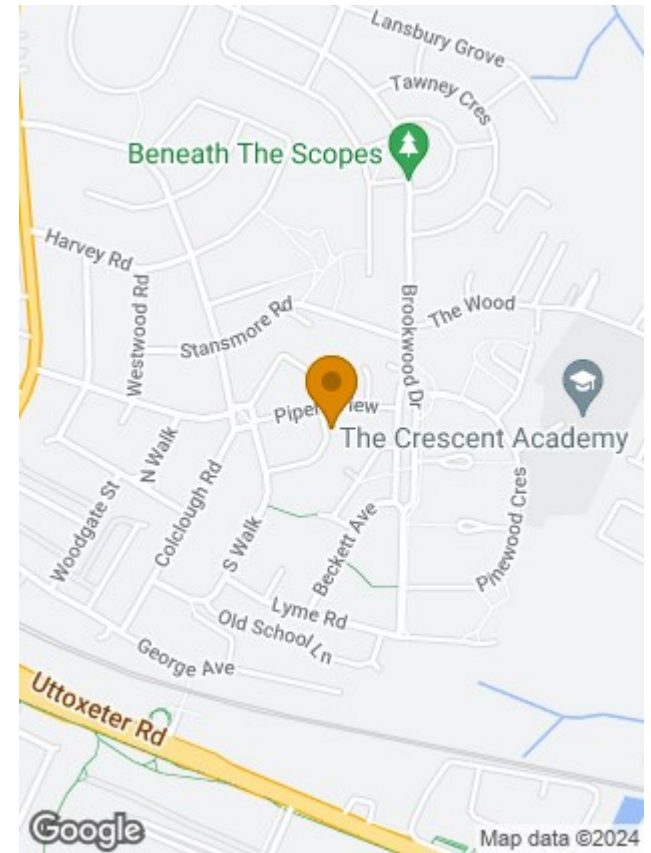
OUTSIDE

Two tarmac car parking spaces at the front of the property and to the rear there is a charming enclosed and fenced garden with a paved patio, lawn, well stocked borders including specimen trees and shrubs and timber garden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	



MATERIAL INFORMATION Tenure - Freehold
Council Tax Band - B



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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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