

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



166 Anchor Road, Longton, Stoke-On-Trent, ST3 5EN

£135,000

- Watch Our Online Video Tour!
- Original Features + Exquisite Presentation
- Vacant Possession
- Three Bedrooms
- Traditional Appearance/ Updated Accommodation
- Combi Boiler & UPVC Double Glazing
- Private And Landscaped Rear Garden
- Fully Owned Solar Panels

EXQUISITE, QUALITY ACCOMMODATION WITH THREE BEDROOMS!

This traditional semi-detached house has been a labour of love for the owners over the last three years and their tasteful updating has now been completed.

You can benefit from their attention to detail and the superb accommodation which they have created which now boasts a charming and comfortable lounge with the original fireplace, a modern well fitted kitchen with integrated appliances and a dining area with double glazed doors leading out into the garden as well as a useful and practical utility room combined with a cloakroom and beautiful original Minton tile type flooring in the entrance hall.

There is a modern gas combi boiler for central heating, the windows are UPVC double glazed units and the solar panels on the property are fully owned. The standard of decoration is extremely high and the original features including original internal doors have to be seen to be appreciated!

This is a very special house indeed! It's in walking distance of Longton Town Centre, directly opposite Gladstone Primary School and has a surprisingly large, delightful and landscaped garden to the rear.

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

UPVC double glazed front door and windows. Radiator with decorative cover. Beautiful original Minton type tile flooring. Walk in under stairs pantry/store room with shelving and UPVC double glazed window. Stairs leading to the first floor.

LOUNGE

13'9 into bay x 11'9 (4.19m into bay x 3.58m)

Fitted carpet. Radiator. UPVC double glazed bay window. Original fireplace. Picture rails.

FITTED KITCHEN AND DINING ROOM

18'7 max x 11'11 (5.66m max x 3.63m)

Grey floor tiling. Range of modern grey wall cupboards and base units with soft close doors and drawers together with integrated electric hob, cooker hood and under oven. Part tiled walls. Radiator. UPVC double glazed window with fitted venetian blinds. UPVC double glazed double doors leading out into the garden. Door into the...

UTILITY/CLOAKROOM

10'4 max x 4'6 (3.15m max x 1.37m)

Flooring to match the kitchen. Two UPVC double glazed windows, one with fitted roller blind. White low level wc and wash basin. Tiled floor to match the kitchen. Wall mounted electric radiator. Plumbing for washing machine and space for dryer.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window.

BEDROOM ONE

11'9 x 11'4 (3.58m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window. Quality fitted wardrobes professionally installed by Hammonds.

BEDROOM TWO

11'10 x 11'3 (3.61m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

6'11 x 6'9 (2.11m x 2.06m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BATHROOM

8'9 x 6'11 (2.67m x 2.11m)

Part tiled walls. Vinyl flooring. White suite featuring a panelled bath with shower and screen over, pedestal wash basin and low level wc. Spotlights. UPVC double glazed window with fitted roller blind. Airing cupboard with Worcester gas combi boiler. Stainless steel centrally heated towel rail radiator. Access to the part boarded loft which has a light.

OUTSIDE

There is a small walled garden at the front of the house and a surprisingly large and enclosed rear garden with a paved patio area, shaped lawn, gravelled seating area and borders.

There are solar panels on this property, fully owned and receiving payments from British Gas twice a year.





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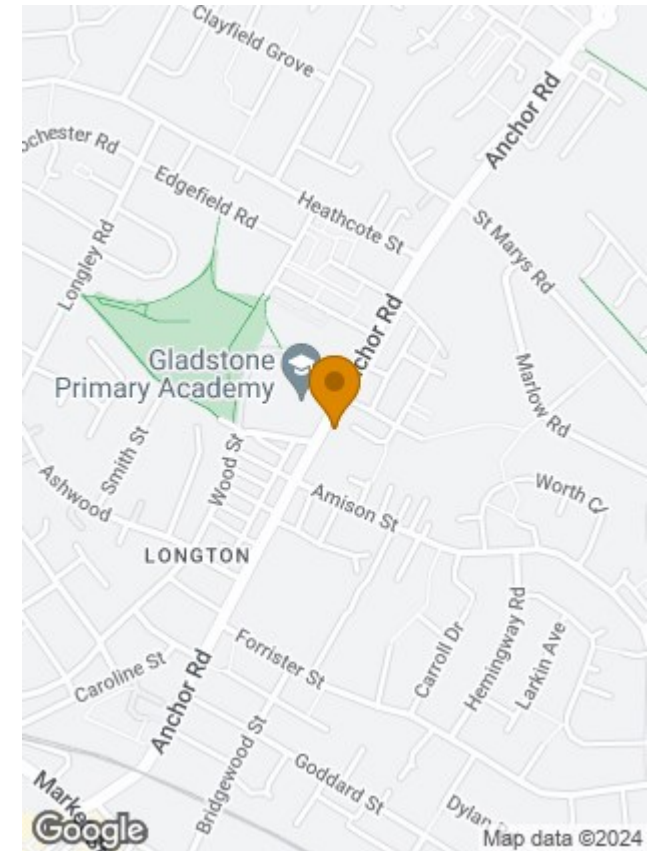
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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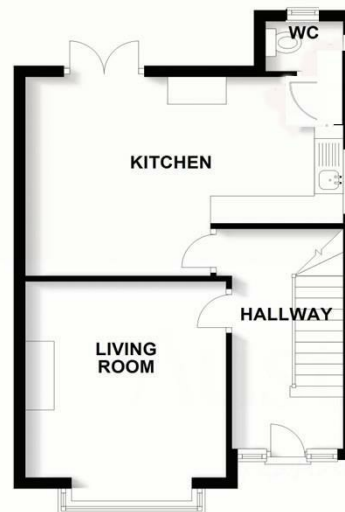
MATERIAL INFORMATION Tenure - Freehold
Council Tax Band - A



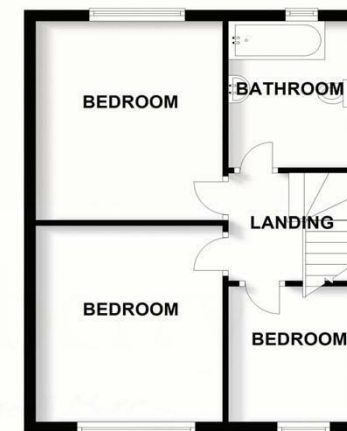
PLEASE NOTE

- * 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.

GROUND FLOOR
APPROX. 41.1 SQ. METRES (442.9 SQ. FEET)



FIRST FLOOR
APPROX. 40.4 SQ. METRES (434.8 SQ. FEET)



TOTAL AREA: APPROX. 81.5 SQ. METRES (877.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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