

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



18 The Green, Caverswall, Stoke-On-Trent, ST11 9EQ

Offers In Excess Of

£140,000

- Watch Our Online Video Tour!
- Upstairs Shower Room.
- Gas Combi-Boiler For Central Heating.
- Open Plan Lounge And Dining Room.
- Three Bedrooms.
- Downstairs Cloakroom With WC.
- UPVC Double Glazing.
- Desirable Location.

DESIRABLE LOCATION AND THREE BEDROOMS!

Take a quick look at the outside of this house and you think that you're going to be viewing a tiny cottage... but step inside and you'll find that this is a much bigger property than you had imagined!

Thanks to a two-storey extension, the property offers three bedrooms on the first floor as well as a shower room accessed through the third bedroom. Downstairs there's a big open plan lounge leading to the kitchen, and on the ground floor you'll also find a very useful cloakroom and wc.

There's only limited outside space but the location of the property, close to the village of Caverswall and popular local schools is particularly desirable. We do believe that with this house there is the opportunity to carry out some selective updating and significantly add value.

A property that will appeal particularly to first time buyers!

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



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GROUND FLOOR

LOUNGE AND DINING ROOM

25'5 x 11'3 (7.75m x 3.43m)

UPVC double glazed front door and UPVC double glazed windows to the front and rear of the room. Two radiators. Feature brick fireplace. Open plan staircase leading to the first floor.

KITCHEN

10'4 x 5'10 (3.15m x 1.78m)

Wall cupboards, base units and worktops with electric cooker and cooker hood. Plumbing for washing machine. Grey laminate flooring. UPVC double glazed window. Radiator.

REAR HALL

Grey laminate flooring. Wall mounted Vailant gas combi boiler. UPVC double glazed rear door.

CLOAKROOM / WC

Grey laminate flooring. Radiator. White low level WC and wash basin. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

13'0 x 8'0 (3.96m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

BEDROOM TWO

11'11 x 7'11 (3.63m x 2.41m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'5 + recess x 5'10 (2.87m + recess x 1.78m)

Fitted carpet. Radiator. UPVC double glazed window. Access through this room to the...

SHOWER ROOM

7'3 x 5'9 (2.21m x 1.75m)

Tile effect laminate flooring. Tiled walls. Radiator. UPVC double glazed window. White suite consisting of low level WC, pedestal wash basin and wide shower. Spotlights. Airing/storage cupboard.

OUTSIDE

Small rear yard area with useful lockable storage shed/outhouse.





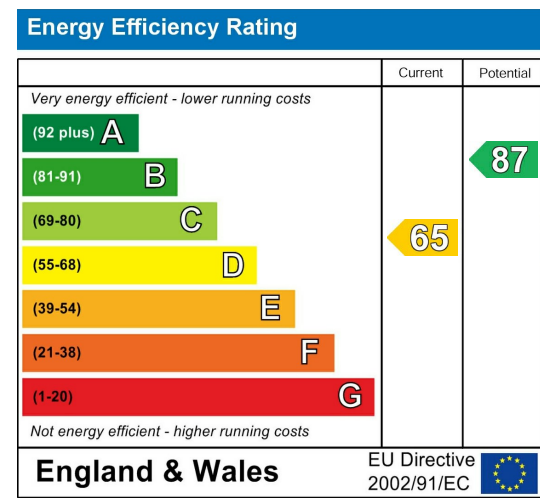
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MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - B



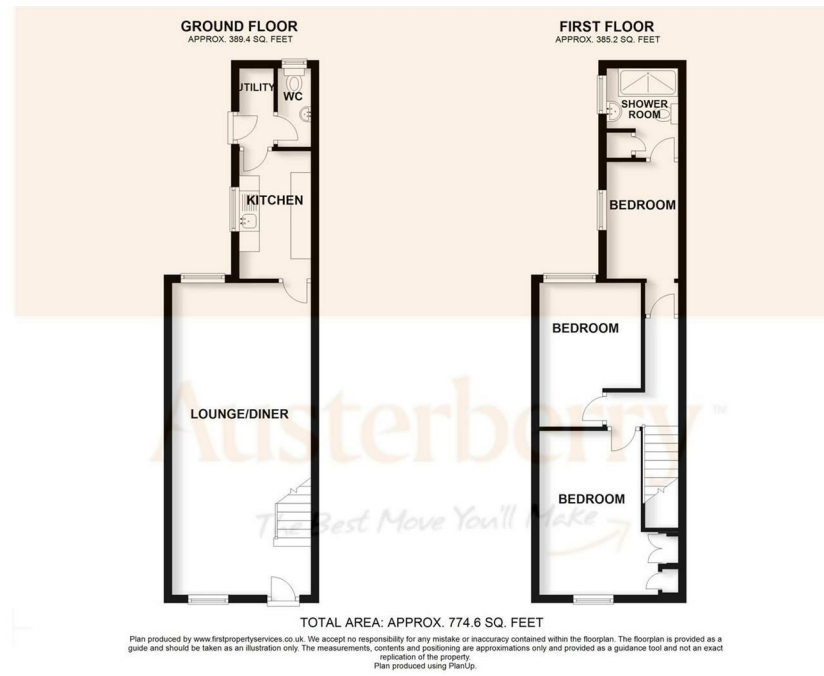
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PLEASE NOTE

- * 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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