

Austerberry™

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Estate Agents

Letting and Management Specialists



32 Kemball Avenue, Mount Pleasant, Stoke-On-Trent, ST4 4LD

£165,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Downstairs Cloakroom
- Combi-Boiler For Central Heating
- Desirable Location
- First Floor Shower Room
- Utility Room
- Long Rear Garden And Garage

THREE BEDROOMS AND A DESIRABLE MOUNT PLEASANT LOCATION!

Kemball Avenue at Mount Pleasant is a popular place to live conveniently close to local schools, shops and access to the A50 at Heron Cross.

This traditional looking semi-detached house offers three bedrooms, two reception rooms, a first floor shower room and a most useful downstairs cloakroom and utility room.

Heating is from a gas combi boiler, the windows are UPVC double glazed units, and as well as a surprisingly long rear garden there's also a shared tarmac driveway leading to a detached single garage.

This is a house that is ready to move into but offers the opportunity for selective updating to add value.

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

16'5 into bay x 13'1 (5.00m into bay x 3.99m)

Fitted carpet. Double and single radiators. Feature fireplace with living flame gas fire. UPVC double glazed bay window with fitted vertical blinds.

DINING ROOM

9'11 x 8'11 (3.02m x 2.72m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

ENTRANCE HALL

UPVC double glazed front door and window. Fitted carpet. Radiator. Stairs leading to the first floor.

KITCHEN

9'1 x 5'10 (2.77m x 1.78m)

Tiled floor. Part tiled walls. Wall cupboards and base units with a pale timber effect finish with integrated electric hob and under oven. UPVC double glazed window with fitted roller blind. Pantry with shelving and UPVC double glazed window with fitted roller blind.

UTILITY ROOM

5'2 x 4'4 (1.57m x 1.32m)

Grey laminate look flooring. Radiator. UPVC double glazed window with fitted roller blind. UPVC double glazed external door.

CLOAKROOM/WC

Flooring to match the utility room. White low level wc and modern wash basin in a fitted unit. Radiator. UPVC double glazed window with fitted roller blind.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window.

BEDROOM ONE

12'0" x 8'2" to face of wardrobes (3.68m x 2.51m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes with cupboards over.

BEDROOM TWO

11'2 x 8'3 to face of wardrobes (3.40m x 2.51m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes incorporating dressing table unit and with storage cupboards over.

BEDROOM THREE

8'8 x 5'10 (2.64m x 1.78m)

Fitted carpet. Radiator. UPVC double glazed window. Access to the loft.

SHOWER ROOM

11'4 x 5'10 (3.45m x 1.78m)

White wash basin and wc within a fitted unit. Corner shower. UPVC double glazed window with fitted vertical blinds. Part tiled walls. Double radiator. Large airing cupboard with Worcester gas combi boiler.

OUTSIDE

To the rear there is a surprisingly large garden with paved patio areas, artificial grass "lawn" and gravelled areas. There is also an outside tap.

The property is set back behind a walled and gravelled front garden and double gates lead into a shared tarmac driveway and to a...

DETACHED SINGLE GARAGE

Up and over door.



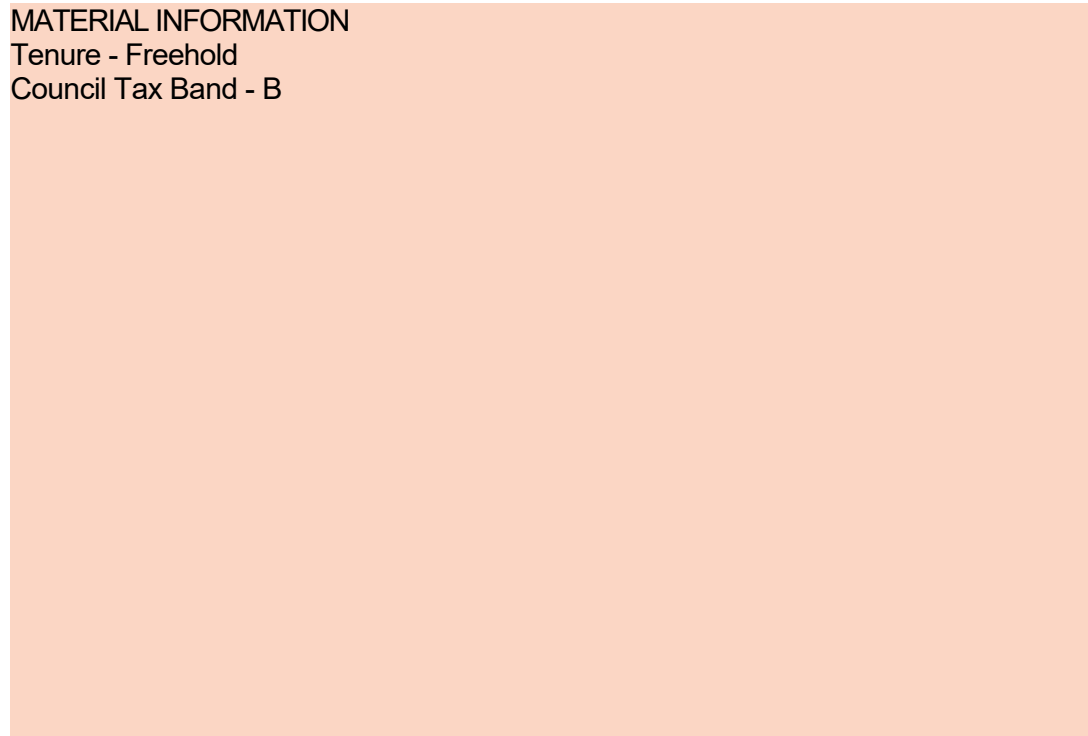


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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



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Energy Efficiency Rating

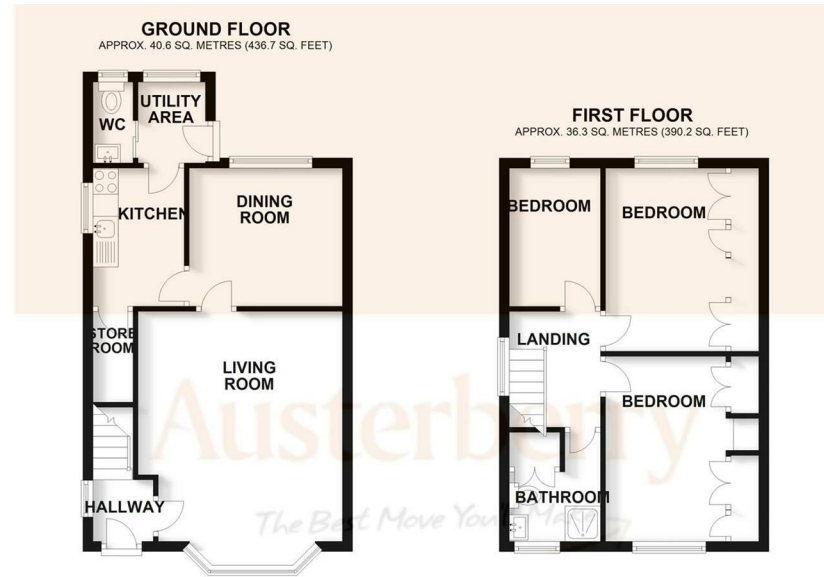
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 



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.



TOTAL AREA: APPROX. 76.8 SQ. METRES (826.9 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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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