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the best move you'll make

Estate Agents

Letting and Management Specialists



10 Whieldon Crescent, Mount Pleasant, Stoke-On-Trent, ST4
4JH

£145,000

- Watch Our Online Video Tour!
- Kitchen And Dining Area
- UPVC Double Glazing
- Cul-De-Sac Location
- Two Bedrooms
- Combi Boiler
- Recently Replaced New Roof
- Off Road Parking

TWO BEDROOMS AND EXCELLENT VALUE FOR MONEY!

Positioned in a quiet cul-de-sac with great access to the A500 and A50, it is obvious that the current owners of this house have superbly maintained the property during their ownership.

There is a combi boiler for the central heating and the roof has been replaced within approximately the last 12 months! The windows are all UPVC double glazed and the decoration is contemporary throughout. There is a block paved driveway at the front of the house providing parking for two vehicles and a practical and maintenance free garden at the rear.

The master bedroom features a walk in wardrobe space which has been cleverly designed and the ground floor provides a spacious kitchen and dining area where you would usually expect to find a narrow galley kitchen in a property of this kind.

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

ENTRANCE HALL

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

LOUNGE

12'10" into bay x 11'5" max (3.91 into bay x 3.48 max)
Laminate flooring. Radiator. UPVC double glazed window. Gas fire.

KITCHEN/DINER

14'10" x 11'11" max (4.52 x 3.63 max)
Range of wall cupboards and base units with integrated electric oven, hob and extractor. Store cupboard. UPVC double glazed window and UPVC double glazed double french doors leading out onto the patio. Part laminate and part tiled floor. Radiator. Store cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Double glazed window. Access to the loft.

BEDROOM ONE

10'10" x 10'3" (3.30 x 3.12)

Laminate flooring. Radiator. UPVC double glazed window. Fitted wardrobes and walk in wardrobe.

BEDROOM TWO

12'0" x 9'2" max (3.66 x 2.79 max)

Laminate flooring. Radiator. UPVC double glazed window.

BATHROOM

8'2" x 4'11" (2.49 x 1.50)

Tile effect flooring. UPVC double glazed window. Centrally heated towel rail radiator. Fully tiled walls. White suite consisting of a panelled bath with shower and screen over, wash basin and wc.

OUTSIDE

There is a block paved driveway at the front of the property providing parking for two vehicles. To the rear there is a low maintenance garden comprising of a patio area, gravelled area and a timber shed.



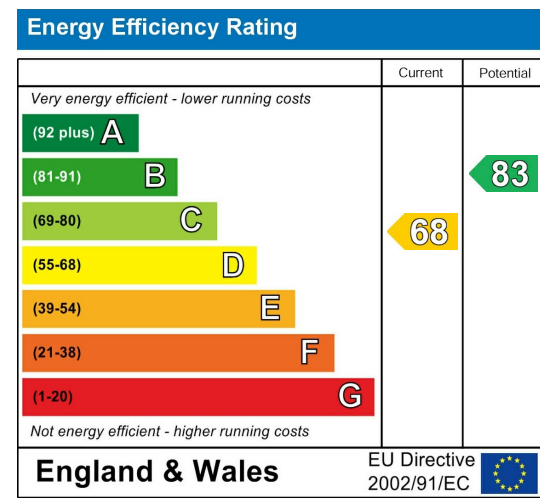


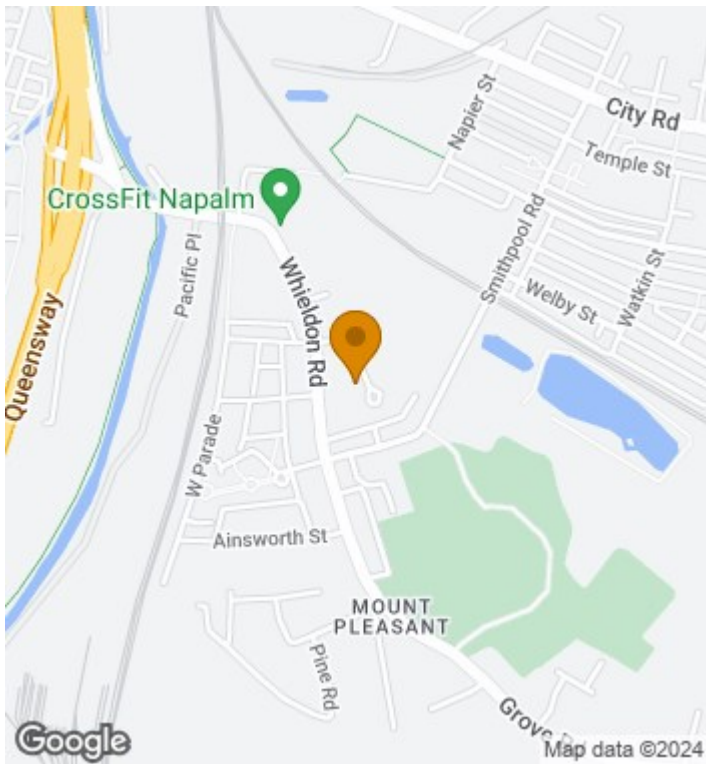
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MATERIAL INFORMATION
Tenure - Freehold
Council Tax Band - B



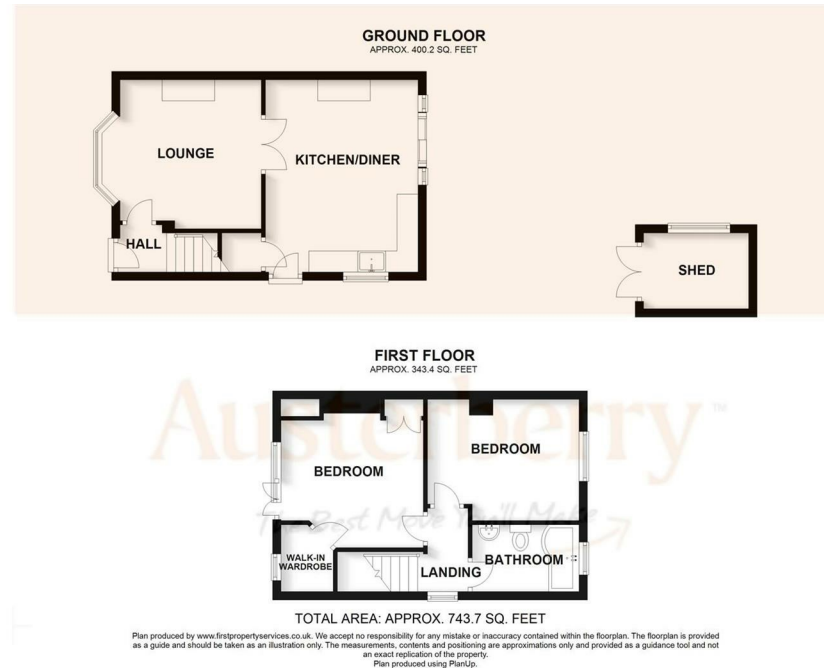
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PLEASE NOTE

- * 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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