

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



363 Beverley Drive, Bentilee, Stoke-On-Trent, ST2 0PW

£145,000

- Watch Our Online Video Tour!
- Ground Floor WC
- Combined Kitchen And Dining Area
- Storage Buildings
- Three Bedrooms
- Boarded And Carpeted Loft Room
- Various Leveled Garden
- Garage

This property offers far more than meets the eye, you're bound to be intrigued!

What looks like a 'normal' three bedroom semi from the front is not the case here. Behind the driveway and through the front door you are greeted with a bright entrance hall leading to a living room and then a combined kitchen and dining area. There's also a useful downstairs WC.

Upstairs are three bedrooms all of a very good size. There's access to a boarded and carpeted loft room which is excellent for storage. The bathroom is modern with white suite and part tiled walls.

However, it is outside where this property really differs from the rest. The garden is arranged across various levels including a paved patio, lawn area and raised decking. There are also former stables, garage and storage buildings to the rear of the garden which have a variety of future uses.

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. Tiled floor. Radiator.

LIVING ROOM

16'2 max x 10'4 max (4.93m max x 3.15m max)
UPVC double glazed window. Laminate floor. Radiator.

KITCHEN

16'5 max x 11'7 max 8'3 min (5.00m max x 3.53m max 2.51m min)
Three UPVC double glazed windows and back door. Tiled floor and part tiled walls.
Radiator. Wall cupboards and base units. Extractor fan. Access to...

CLOAKS / WC

WC.

FIRST FLOOR

LANDING

Fitted carpet. Access to loft. Store cupboard containing the combi boiler.

BEDROOM ONE

13'10 max x 8'4 max (4.22m max x 2.54m max)
UPVC double glazed window. Fitted carpet. Radiator. Access to...

LOFT

13'7 max x 10'1 max (4.14m max x 3.07m max)
Suitable for storage and possible other use. Carpet. Wall mounted electric heater.

BEDROOM TWO

10'9 x 10'5 (3.28m x 3.18m)
UPVC double glazed window. Laminate floor. Radiator.

BEDROOM THREE

10'5 max, 6'1 min x 8'6 max, 5'7 min (3.18m max, 1.85m min x 2.59m max, 1.70m min)
UPVC double glazed window. Laminate floor. Radiator.

BATHROOM

7'9 x 5'5 (2.36m x 1.65m)
UPVC double glazed window. Vinyl flooring. White suite consisting of bath with shower over, wash basin within a vanity unit and wc. Part tiled walls.

OUTSIDE

To the front of the property there is an enclosed front garden and on street parking

To the rear of the property there is a small manageable lawn with a pond along with a raised decking area. There are former stables / storage areas and a...

GARAGE





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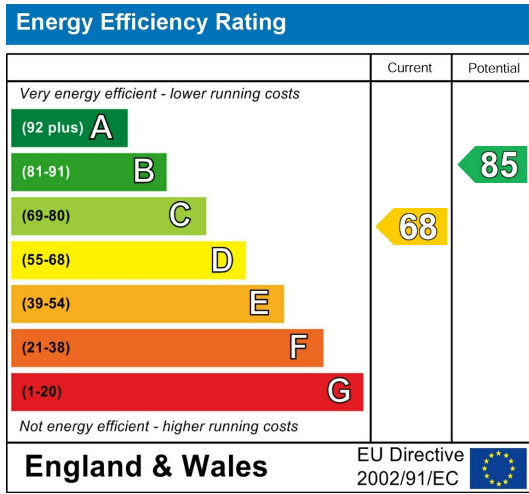
MATERIAL INFORMATION

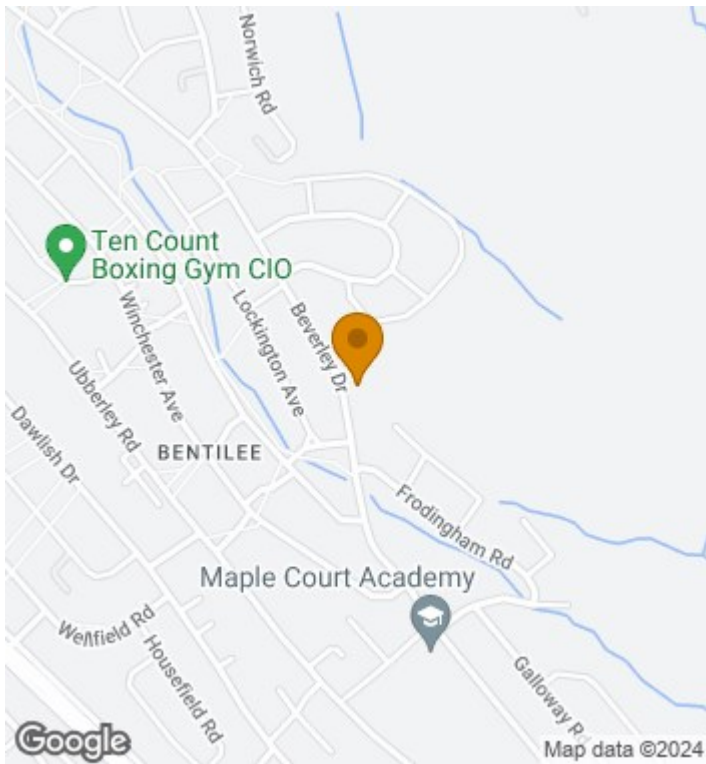
Tenure - Freehold

Council Tax Band - A



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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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