

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Smith Street, Longton, Stoke-On-Trent, ST3 1DR

£105,000

- Watch Our Online Video Tour!
- Kitchen Diner
- Comfortable Living Room
- Multiple Storage sheds
- Two Bedrooms
- White Bathroom Suite
- Combi Boiler
- South East Facing Garden

A two bedroom terraced house... but offering so much more than you would imagine!

This is your chance to purchase a terraced house with many characteristics of a much bigger and more valuable property!

On the ground floor you will find a comfortable living room at the front, a generous sized kitchen with dining space and a large bathroom at the back. There is even a rear hallway with French doors leading to the garden!

Upstairs there are two double bedrooms, with one being particularly larger than average.

There is a reasonable sized south-east facing garden at the back as opposed to the standard terraced-style yard you would usually expect and there are multiple brick sheds offering plenty of storage.

The property is complete with UPVC double glazed windows throughout and there is gas central heating from a modern combi boiler.

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



GROUND FOOR

LIVING ROOM

12'9 max x 11'2 max (3.89m max x 3.40m max)
Composite front door. Laminate flooring. UPVC double glazed window. Electric fire. Radiator.

KITCHEN

12'9 max x 12'6 max (3.89m max x 3.81m max)
UPVC double glazed window. Tiled flooring. Base units and wall cupboards. Gas cooker. Under counter fridge. Wall mounted extractor. Gas combi boiler. Store cupboard.

REAR HALL

UPVC double glazed doors leading into the garden. Tiled flooring. Access to shared entry.

BATHROOM

11'3 max x 6'7 max (3.43m max x 2.01m max)
UPVC double glazed window. Vinyl flooring and part tiled walls. Radiator. Suite containing a bath with overhead shower, wash basin and WC.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

15'11 max x 11'1 max (4.85m max x 3.38m max)
UPVC double glazed window. Fitted carpet. Two radiators.

BEDROOM TWO

12'9 max x 12'6 max (3.89m max x 3.81m max)
UPVC double glazed window. Fitted Carpet. Radiator. Storage unit. Store cupboard with access to the loft.

OUTSIDE

To the front of the property there is on street parking

To the rear of the property there is a south east facing garden, a large patio area with a small section for plants and three birch storage sheds, one of which has power.

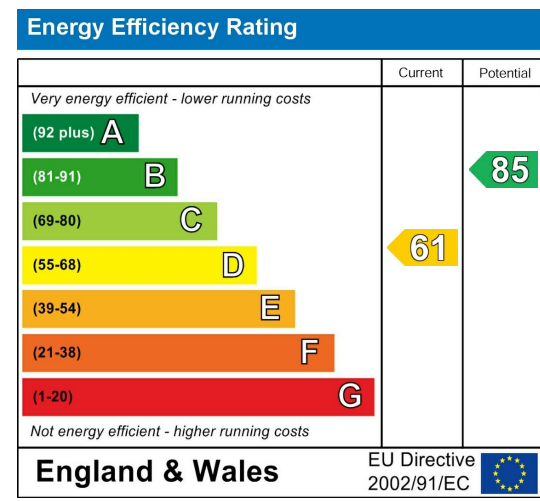


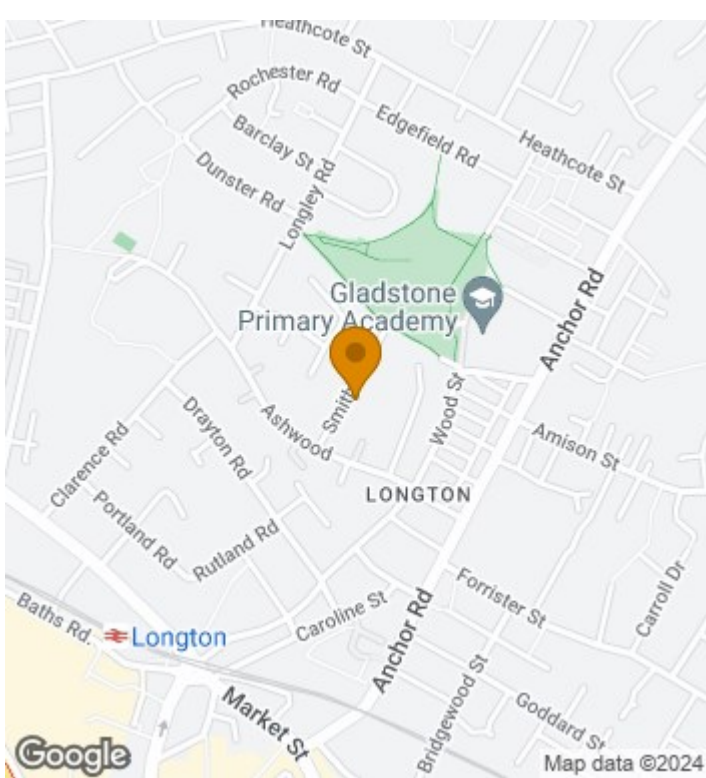


MATERIAL INFORMATION

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.

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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