

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



64 Barlaston Road, Newstead, Stoke-On-Trent, ST3 3LF

£130,000

- Great Location
- Spacious Accommodation
- Fitted Kitchen
- No Chain!
- Countryside Views
- Two Double Bedrooms
- Gas Central Heating
- Garage

Perhaps the best location on the Newstead estate in Blurton! This property on Barlaston Road has open countryside views from the front and spacious rooms inside.

This accommodation consists of a fitted kitchen with a range of wall and base units, ground floor WC and hallway and a big lounge with UPVC patio doors. Upstairs are two large double bedrooms and a bathroom and separate WC. The property benefits from gas central heating and has parking to the front and rear thanks to a shared driveway. The garden is big with an attractive decked area.

This house is being sold with no upward chain and really is crying out for someone to put their own stamp on it! For more information call or e-mail us.



Austerberry
The Best Move You'll Make



Austerberry
The Best Move You'll Make

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. UPVC double glazed window. Fitted carpet. Store cupboard with gas fired boiler. Radiator.

W/C

Tiled floor. UPVC double glazed window. Wc.

KITCHEN

11'0 max x 10'01 max (3.35m max x 3.07m max)

Vinyl flooring. Radiator. Range of base units and wall cupboards with an integrated gas oven and hob. Part tiled walls. Storage cupboard. UPVC double glazed window.

LIVING ROOM

14'7 max x 11'3 max (4.45m max x 3.43m max)

Fitted carpet. Radiator. Gas fire. UPVC double glazed french doors leading into the garden.

ENTRANCE HALL

Timber front door. Fitted carpet. Radiator. Stairs leading to the first floor.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator. UPVC double glazed window. Airing cupboard housing the hot water cylinder. Access to the boarded loft.

WC

5'07 x 2'06 (1.70m x 0.76m)

Tiled floor and part tiled walls. UPVC double glazed window. Wc.

BATHROOM

5'07 x 5'01 (1.70m x 1.55m)

Tiled floor and part tiled walls. Radiator. UPVC double glazed window. Bath with shower over and a wash basin within a vanity unit.

BEDROOM ONE

17'11 max x 10'0 max, 8'04 min (5.46m max x 3.05m max, 2.54m min)

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

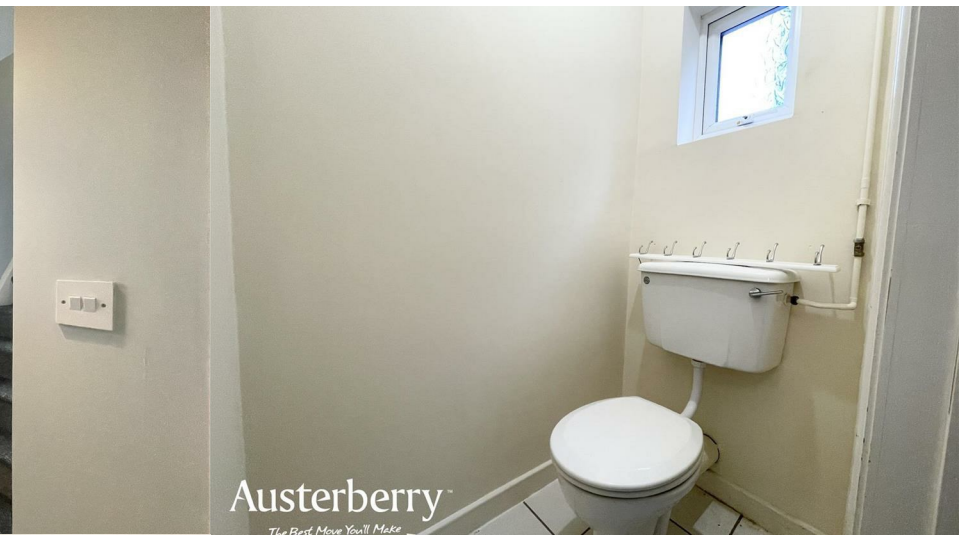
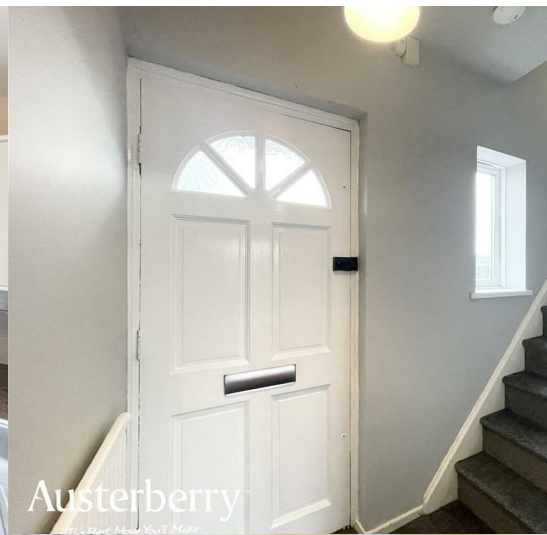
11'06 max, 10'01 min x 11'07 max, 9'08 min (3.51m max, 3.07m min x 3.53m max, 2.95m min)

Fitted carpet. Radiator. UPVC double glazed window. Storage cupboard.

OUTSIDE

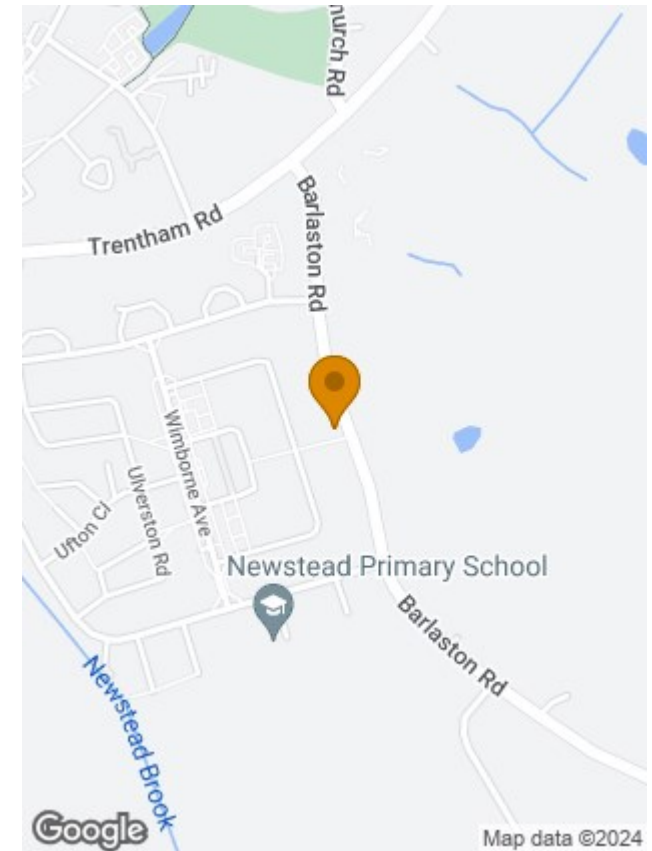
To the rear there is decking and a lawn. There is a fenced front garden area and a shared driveway which leads to a paved parking area and a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MATERIAL INFORMATION

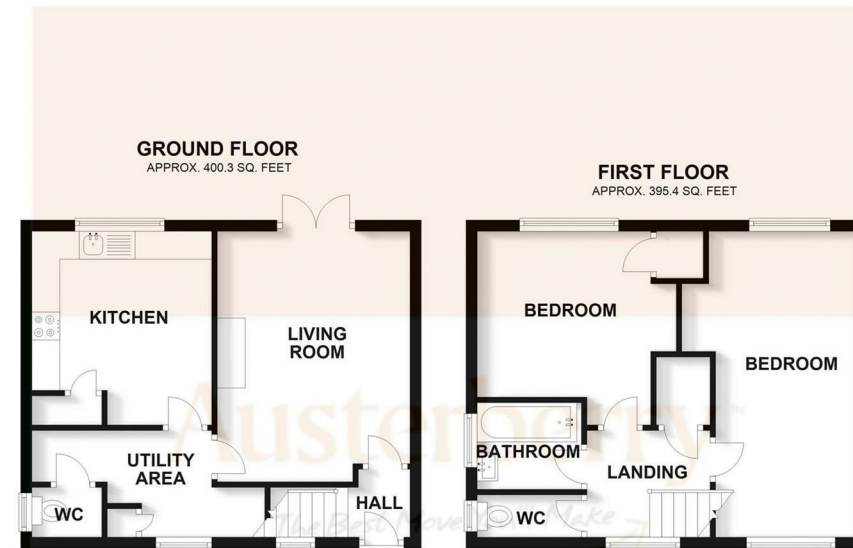
Tenure - Freehold

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.



TOTAL AREA: APPROX. 795.7 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

Austerberry[™]
the best move you'll make