

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Kersbrook Close, Trentham, Stoke-On-Trent, ST4 8XL

£199,000



- Watch Our Online Video Tour!
  - Modern Bathroom
  - UPVC Double Glazing
  - Large Rear Garden
- Two Bedrooms
  - Shaker Style Fitted Kitchen
  - Combi Boiler
  - Garage Conversion

Properties like this in Trentham rarely come up for sale, so be quick!

Comprising two good bedrooms, a modern bathroom and a large lounge with open arch into a shaker style kitchen, this property is ready to move into straight away.

It also has a trick up its sleeve with a discreet garage conversion which has been insulated, carpeted and plastered but retains the original garage door should you wish to revert back.

Outside there is a tarmac driveway to the front with potential to enlarge, to the rear is a large enclosed garden with landscaped border.

The property is equipped with UPVC double glazing and central heating from a combi boiler.

This house is number one for a reason! See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### FRONT PORCH

Laminate flooring. UPVC double glazed front door.

### LIVING ROOM

14'0 x 12'7 (4.27m x 3.84m)

Laminate floor. Radiator. UPVC double glazed window. Staircase to first floor. Open archway into...

### KITCHEN

12'7 x 9'6 (3.84m x 2.90m)

Shaker style fitted kitchen. Plumbing for washing machine and space for tryer. Integrated gas hob, electric over and extractor hood. Laminate floor. UPVC double glazed window and door. Space for a dining room table and chair. Radiator.

## FIRST FLOOR

### LANDING

Brown fitted stair and landing carpet.

## BEDROOM ONE

14'4 x 9'6 (4.37m x 2.90m)

Brown fitted carpet. Two UPVC double glazed windows. Radiator, Storage cupboard containing ideal combi boiler. Loft access.

## BEDROOM TWO

9'4 x 6'3 (2.84m x 1.91m)

Brown fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

6'4 x 5'11 (1.93m x 1.80m)

White fitted Suite with a p shaped bath with electric shower over, pedestal wash basin and a toilet. Chrome heated towel rail. Black tile effect vinyl floor. PVC panelled walls. UPVC double glazed window.

## OUTSIDE

To the front of the property there is a single tarmac driveway, an external cupboard and garage facade.

To the rear of the property there is an enclosed lawn, a paved patio area and a landscaped stoned boarder. External access to the....

## GARAGE

Converted into an additional reception room.







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**MATERIAL INFORMATION**

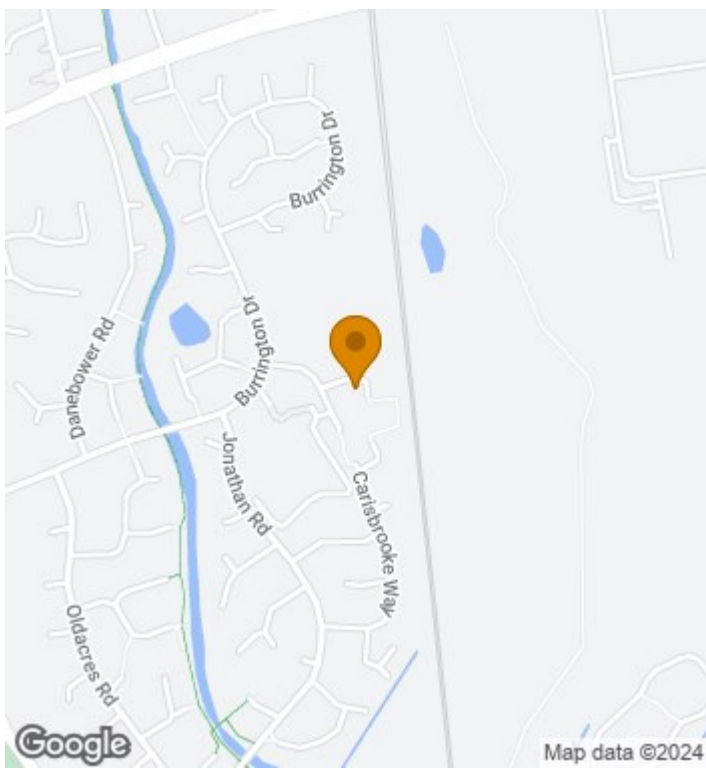
Tenure - Freehold

Council Tax Band - B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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