

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



96 Wain Drive, Trent Vale, Stoke-On-Trent, ST4 5LZ

£160,000



- Watch Our Online Video Tour
  - Conservatory
  - Modern White Bathroom
  - Open Fields Behind
- Two Reception Rooms
  - Three Bedrooms
  - Additional Storage Buildings
  - No Onward Chain

A spacious three bedroom house just walking distance from the University Hospital of the North Midlands!

Whether you're an investor or someone looking for a great house look no further than this.

Benefitting from two reception rooms, a conservatory and additional storage buildings this house has a lot of accommodation. The finish is fresh with a modern white bathroom suite, gloss grey fitted kitchen and three good-sized bedrooms.

Outside there is a lawn to the rear which leads to recreational open fields behind. On street parking is available on Wain Drive and a bus route is available on nearby Harpfield Road.

See our online virtual tour and for more information call or e-mail us



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## GROUND FLOOR

### ENTRANCE HALL

Grey laminate flooring. Radiator. Timber front door. UPVC double glazed window. Pendant light fitting.

### LIVING ROOM

14'5 x 12'0 (4.39m x 3.66m)  
Grey laminate flooring. Radiator. UPVC double glazed bow window. Pendant light fitting.

### DINING ROOM

11'2 x 10'04 (3.40m x 3.15m)  
Grey laminate flooring. Radiator. UPVC sliding patio doors. Pendant light fitting.

### CONSERVATORY

15'7 x 6'6 (4.75m x 1.98m)  
Grey vinyl flooring. Radiator. UPVC double glazed windows and door.

### KITCHEN

11'2 max, 8'6 min x 7'7 (3.40m max, 2.59m min x 2.31m)  
Range of wall cupboards and base units in grey gloss with integrated electric hob, oven and extractor. Tiled splashback. UPVC double glazed window and door. Grey laminate flooring. Radiator. Under stairs cupboard.

## FIRST FLOOR

### LANDING

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

## BEDROOM ONE

12'6 x 10'7 (3.81m x 3.23m)  
Grey fitted carpet. Radiator. UPVC double glazed window with vertical blinds. Integral storage cupboard.

## BEDROOM TWO

11'3 x 10'3 (3.43m x 3.12m)  
Grey fitted carpet. Radiator. UPVC double glazed window with vertical blinds.

## BEDROOM THREE

9'5 max, 6'4 min x 7'7 (2.87m max, 1.93m min x 2.31m)  
Grey fitted carpet. Radiator. UPVC double glazed window. Cupboard housing the Baxi combi boiler.

## BATHROOM

7'7 x 6'5 (2.31m x 1.96m)  
Grey vinyl flooring. Radiator. UPVC double glazed window. White suite consisting of a bath with shower over, pedestal wash basin and wc. PVC panelled walls around the bath. Extractor.

## OUTSIDE

There is a lawned front garden with shrubs.

To the rear there is a sloped lawn with gate access to The Croft, great for dog walking!

## EXTERNAL LEAN-TO

UPVC door. Access to storage rooms and wc. Concrete slab flooring. PVC roof.







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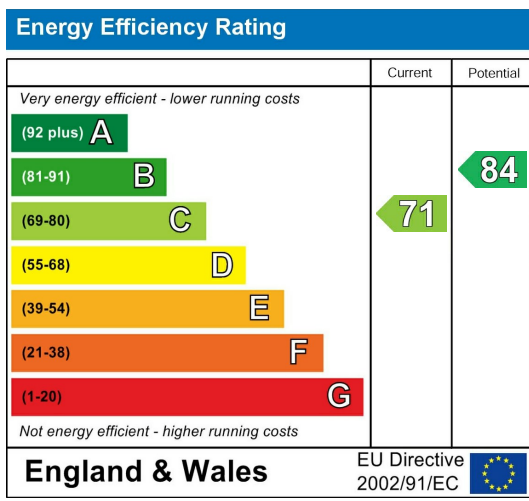
**MATERIAL INFORMATION**

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](mailto:enquiries@austerberry.co.uk)

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