

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Hemlock Road, Meir Hay, Stoke-On-Trent, ST3 1ND

£130,000

- Watch Our Online Video Tour!
- Two Bedrooms
- Combi Boiler For Central Heating
- Ideal For Investors and First Time Buyers
- Ready To Move Into
- Fitted Kitchen + Integrated Appliances
- Parking To Front And Rear
- No Onward Chain!

## READY TO MOVE INTO!

A neat, tidy, well presented and conveniently located semi-detached end townhouse ideally suited to First-Time Buyers and Buy to Let investors!

This house has a good appearance, plenty of parking space at the front and additional parking space at the rear approached from Merton street and Cottonwood Grove. The rear garden is fully enclosed and laid out for low maintenance.

The kitchen is comprehensively fitted with a range of integrated appliances, the lounge has patio doors opening into the garden and on the first floor you'll find two bedrooms where the master bedroom is completed with a range of fitted wardrobes. There is also a first floor bathroom with a white suite and the house benefits from gas central heating from a combi boiler as well as UPVC double glazing throughout.

See our online virtual tour and for more information call or email us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Storage cupboard containing the Worcester gas combi boiler. Stairs leading to the first floor and doors leading into the lounge and...

### KITCHEN

9'8 x 5'9 (2.95m x 1.75m)

Laminate flooring. Excellent range of wall cupboards and base units with a high gloss white finish together with integrated gas hob, cooker hood, under oven, washing machine and fridge freezer. Part tiled walls. UPVC double glazed window with fitted venetian blind.

### LOUNGE

12'1 x 11'4 (3.68m x 3.45m)

Laminate flooring. Radiator. Feature fireplace with living flame gas fire. UPVC double glazed patio doors with fitted vertical blinds leading out into the garden.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window.

## BEDROOM ONE

10'1 to face of wardrobes x 8'0 (3.07m to face of wardrobes x 2.44m)  
Fitted carpet. Radiator. Two UPVC double glazed windows with fitted venetian blinds. Very good range of fitted wardrobes to the whole of one wall.

## BEDROOM TWO

13'5 x 6'0 (4.09m x 1.83m)

Laminate flooring. Radiator. UPVC double glazed window with fitted venetian blinds.

## BATHROOM/WC

5'10 x 5'5 (1.78m x 1.65m)

Vinyl flooring. Tiled walls. White suite consisting of panelled bath with shower fitting, pedestal wash basin and low level wc. Radiator. Extractor. UPVC double glazed window with fitted venetian blinds.

## OUTSIDE

To the front of the property there is a tarmac driveway and graveled area which could provide additional parking space.

To the rear of the property is a low maintenance and fully enclosed garden with a gate through to an additional tarmac parking area for one car accessed from Merton street and cottonwood grove.





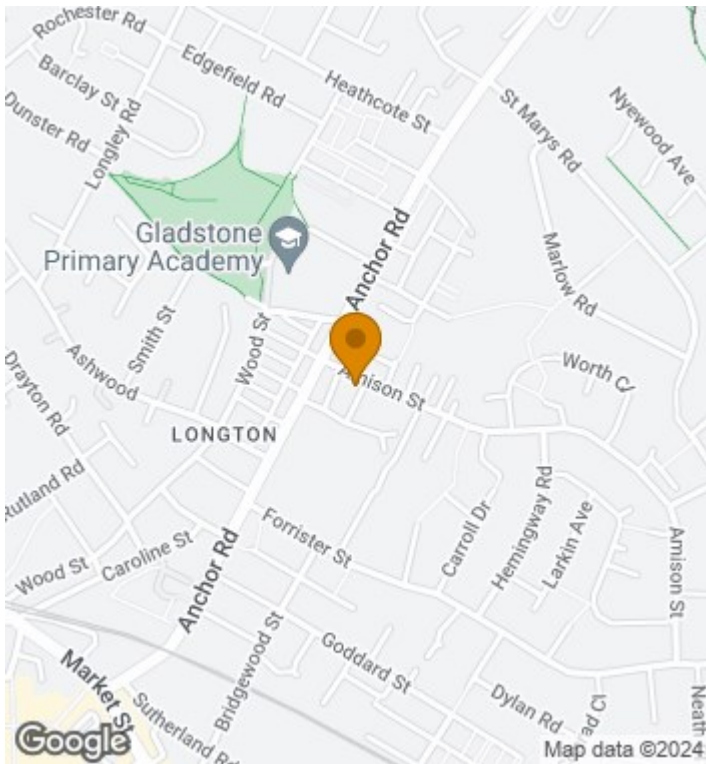
**MATERIAL INFORMATION**

Tenure - Freehold

Council Tax Band - B

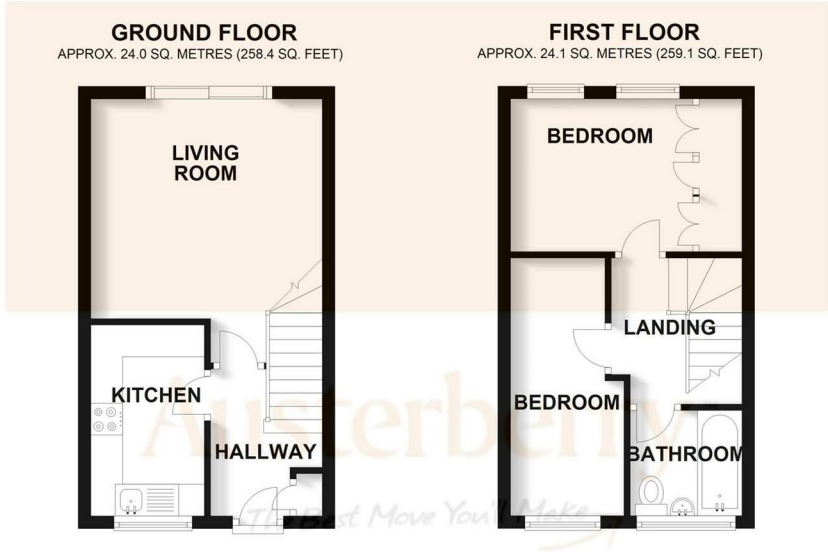


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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.



**TOTAL AREA: APPROX. 48.1 SQ. METRES (517.5 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

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