

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



114 Newhouse Road, Abbey Hulton, Stoke-On-Trent, ST2 8BL

£125,000

- Watch Our Online Video Tour!
- Two Bedrooms
- Parking To The Front Of The Property
- Plenty Of Potential
- Fitted Kitchen
- Modern Bathroom
- Multi Surface Garden
- No Onward Chain!

This house has got it all and potential for even more!

A 'blank canvas' couldn't be more true of this two bedroom semi detached house here in Abbey Hulton. It provides an excellent starting point to put your own stamp on things. Benefitting from UPVC double glazing throughout and a gas combi boiler this house is readily equipped.

The ground floor accommodation comprises a fitted kitchen, large lounge with sliding patio doors and a useful storage room. Upstairs are two double bedrooms and a modern bathroom with a white suite and part tiled walls.

Outside there is parking to the front and a large multi surface garden to the rear which also includes decking, a lawn and a paved tarmac area.

This house has got bags of potential and is offered with no upward chain. Perfect if you're a buy to let investor or looking for a good value home.

For more information please call or email us.



GROUND FLOOR

ENTRANCE HALL

UPVC front door and window. Wood effect vinyl flooring. Stairs leading to the first floor.

LOUNGE

15'10 x 9'03 (4.83m x 2.82m)

Grey fitted carpet. UPVC double glazed window and sliding patio doors. Feature chimney. Radiator.

KITCHEN

10'10 x 10'04 (3.30m x 3.15m)

Tile effect vinyl flooring. Range of wall cupboards and base units with a pale wood effect finish. Plumbing for washing machine. Tiled splash back. UPVC double glazed window. Radiator.

STORE ROOM/UTILITY

3'08 x 4'05 (1.12m x 1.35m)

UPVC rear door and window. Fitted carpet. Radiator.

FIRST FLOOR

LANDING

UPVC double glazed window. Access to the loft.

MASTER BEDROOM

13'08 x 10'11 (4.17m x 3.33m)

Grey fitted carpet. Two UPVC double glazed windows. Radiator. Storage cupboard containing the combi boiler.

BEDROOM TWO

10'11 x 10'02 (3.33m x 3.10m)

Laminate flooring. UPVC double glazed window. Radiator.

BATHROOM

7'10 x 6'04 (2.39m x 1.93m)

White suite with wc, pedestal wash basin and a P shaped bath with a shower fitting. Chrome heated towel rail. UPVC double glazed window. Tile effect vinyl flooring and part tiled walls.

OUTSIDE

To the front of the property there is a small lawn, tarmac driveway and a shared gate to the rear.

To the rear of the property there are decked and tarmacked areas as well as a lawn with a small paved patio.





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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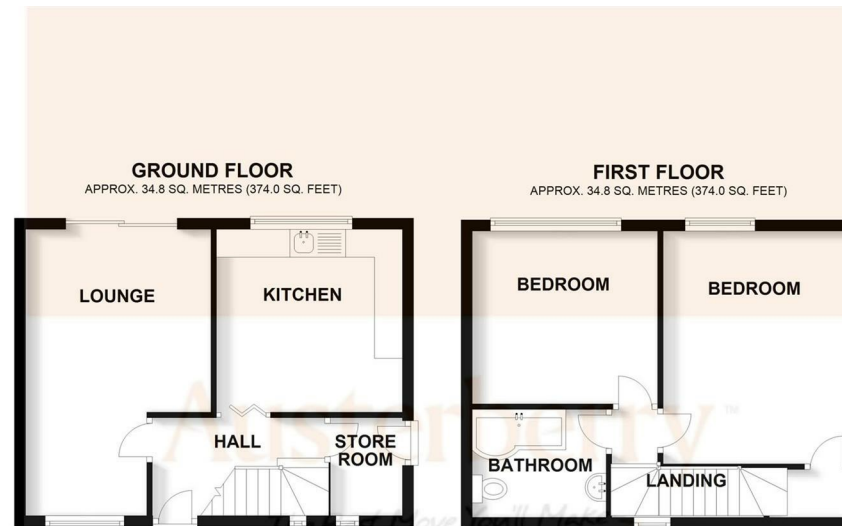
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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. 69.5 SQ. METRES (748.1 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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