

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Youlton Place, Berry Hill, Stoke-On-Trent, ST2 9LG

£140,000

- Watch Our Online Video Tour!
- Integrated Appliances
- Parking For 3/4 Cars
- Recent Combi Boiler and UPVC Double Glazing
- Fantastic Fully Fitted Kitchen
- Ground Floor Cloakroom/Wc
- Close To Schools And Shops
- No Chain!

AN IDEAL FIRST HOME!

Tens of thousands of pounds have been spent in recent years on major updating to this semi-detached house.

Features now include a magnificent fully fitted kitchen with a range of top quality integrated appliances, a modern gas central heating system from a combi boiler, good quality flooring, recently installed UPVC double glazing and a very desirable ground floor cloakroom/wc.

All you need to do is move into the house, finish re-decorating to your liking and landscape the garden and driveway to suit your requirements!

Please note, if you are interested in the furniture in the property it might well be available by separate negotiation.

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



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. UPVC double glazed window. Fitted carpet. Radiator. Stairs leading to the first floor.

LOUNGE

14'7 x 12'5 (4.45m x 3.78m)
Fitted carpet. Radiator. UPVC double glazed window.

SUPERB FITTED KITCHEN

14'5 x 8'10 (4.39m x 2.69m)
Installed in 2022. Excellent range of grey wall cupboards and base units together with integrated induction hob, designer hood, self cleaning under oven, dishwasher and washing machine. Part tiled walls. Spotlights. Vertical contemporary style radiator. Quality flooring (spare flooring will be supplied). UPVC double glazed window and rear door. Door leading into the...

CLOAK ROOM/WC

Quality flooring to match the kitchen. Modern recently installed combination wash basin and wc. Two UPVC double glazed windows. Walk in under stairs store.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft which contains the Gas combi boiler for central heating and hot water.

BEDROOM ONE

14'4 from face of wardrobes x 11'3 (4.37m from face of wardrobes x 3.43m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fitted wardrobes with room height mirrored sliding doors.

BEDROOM TWO

11'7 x 10'5 (3.53m x 3.18m)
Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes.

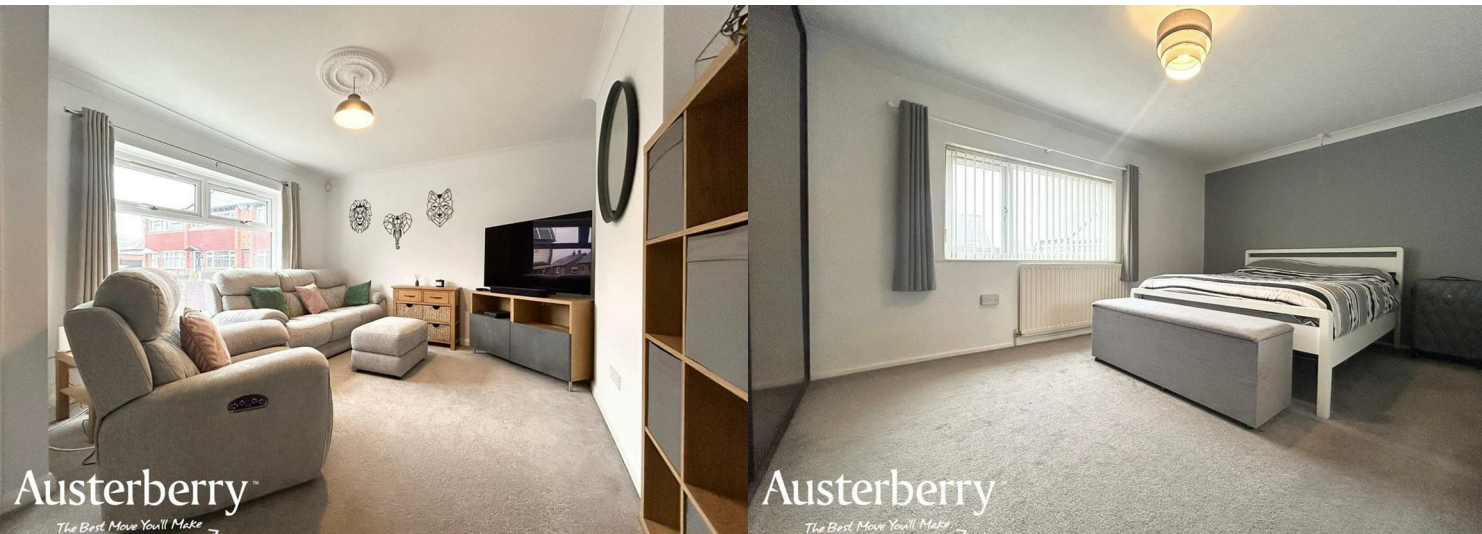
SHOWER ROOM

7'6 x 5'5 (2.29m x 1.65m)
Laminate flooring. Two UPVC double glazed windows with fitted vertical blinds. White suite with a room width shower along with a wc and wash basin within a fitted unit. Radiator.

OUTSIDE

The house is set back behind a low maintenance front garden and has a particularly long driveway to the side with space for three or four cars.

There is also a rear garden with potential lawn.





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(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.

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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