

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Golborn Avenue, Meir Heath, Stoke-On-Trent, ST3 7LT

£185,000



- Watch Our Online Video Tour!
  - Three Bedrooms
  - Ground Floor Bathroom
  - Modern Combi Boiler
- Excellent Location
  - Extended Accommodation
  - Brick Garage And Workshop
  - No Onward Chain

## MASSIVE POTENTIAL!

Once upon a time 3 Golborn Avenue was a semi-detached bungalow, but thanks to a significant extension to the property it is now a family sized semi-detached house with three bedrooms.

On the ground floor you will find a large open plan lounge and dining room in addition to a bathroom with a bath and shower, fitted kitchen and utility room as well as a third bedroom or potential home office.

The first floor accommodation features two bedrooms, whilst outside has a block paved driveway that leads to a substantial brick garage with a workshop to the rear. The property has a modern gas combi boiler, but it does require extensive updating to reach its full potential.

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





## GORUND FLOOR

### ENTRANCE HALL

Wood block flooring. Circular feature window with stained glass panes.

### BEDROOM THREE

11'2 x 9'11 (3.40m x 3.02m)

Fitted carpet. Radiator. Timber double glazed window. Range of fitted wardrobes.

### LOUNGE

14'5 x 11'4 (4.39m x 3.45m)

Fitted carpet. Radiator. Timber double glazed bay window. Feature fireplace with living flame gas fire. Open arch leading into the...

### DINING ROOM

10'10 x 9'0 (3.30m x 2.74m)

Fitted carpet. Radiator. Timber double glazed window with fitted vertical blinds. Stairs leading to the first floor.

### HALLWAY

Tiled flooring. Radiator. Door leading into the...

### BATHROOM/WC

8'4 x 7'6 (2.54m x 2.29m)

Tiled flooring and walls. Pale coloured suite featuring a corner bath with shower fitting, a separate walk in shower, wash basin and wc within a fitted unit. Timber double glazed window. Centrally heated towel rail radiator.

### KITCHEN

10'7 x 9'4 (3.23m x 2.84m)

Tiled floor and walls. Excellent range of wall cupboards and base units with a pale timber effect finish together with a slot in gas cooker. Dishwasher. Breakfast bar. Aluminum double glazed window.

### UTILITY ROOM

7'9 x 6'0 (2.36m x 1.83m)

Tiled floor. Plumbing for washing machine. Wall storage cupboards. Modern Worcester gas combi boiler. UPVC double glazed window and rear door.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. Timber double glazed window with fitted vertical blinds.

### BEDROOM ONE

16'1 x 7'8 (4.90m x 2.34m)

Timber double glazed windows to front and rear. Stripped floor boards. Fitted wardrobes with mirrored sliding doors. Under eaves storage.

### BEDROOM TWO

10'4 x 9'4 (3.15m x 2.84m)

Stripped floor boards. Timber double glazed window with fitted vertical blinds. Radiator.

### OUTSIDE

To the rear of the property is a small walled paved patio style garden.

There is a landscaped front garden with walling and raised ornamental beds whilst a block paved driveway leads to the...

### DETACHED BRICK GARAGE

17'8 x 9'4 approximately (5.38m x 2.84m approximately)

Metal up and over door. Rear door. Light and power.

### ATTACHED BRICK WORKSHOP/STORE

10'5 x 5'2 (3.18m x 1.57m )

Light and power.

### OTHER

The Seller will provide property searches and an environmental report to the prospective buyer potentially saving £300 in conveyancing fees.







## MATERIAL INFORMATION

Tenure - Freehold Council

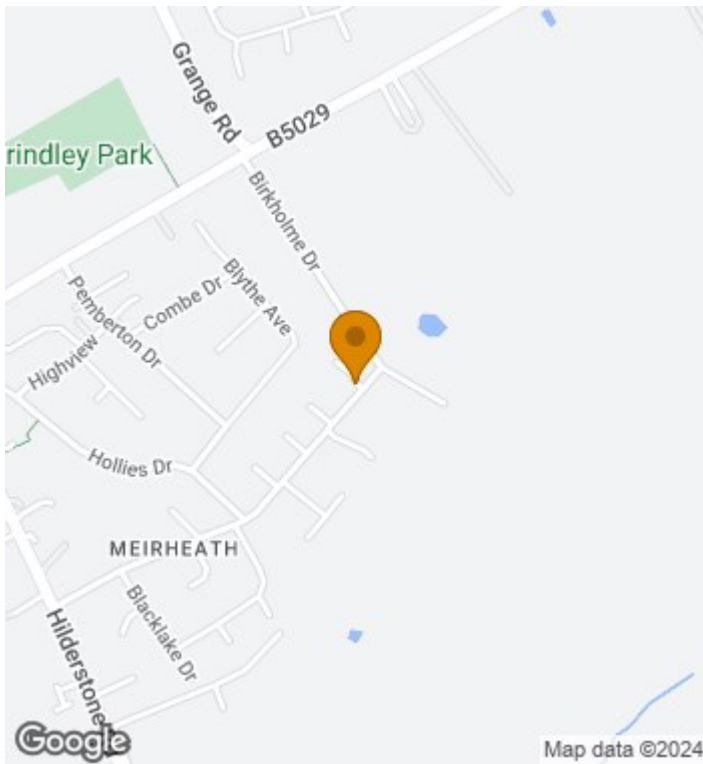
Tax Band - C



### Energy Efficiency Rating

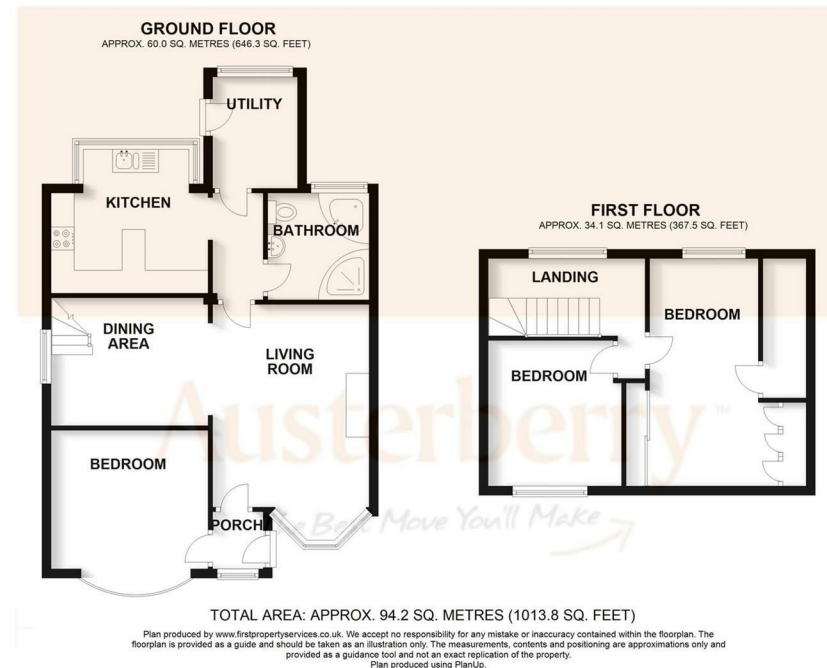
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**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.



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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