

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



65 Menai Grove, Longton, Stoke-On-Trent, ST3 1UD

£175,000

- Watch Our Online Video Tour!
- Double Glazed Conservatory
- Open Space To The Rear
- No Onward Chain
- Three Bedrooms + En-suite Shower Room
- Integral Garage
- Spacious Lounge
- Ready To Move Into!

THREE BEDROOMS AND AN EN-SUITE SHOWER ROOM!

For sale with no chain to slow down your purchase and offering decorated and newly carpeted accommodation including three good bedrooms together with an en-suite shower room to the master bedroom!

It's certainly unusual to find a property with an en-suite in this price bracket and this house also provides a double glazed conservatory, double glazing throughout, a combi boiler for central heating and an integral garage which is crying out to become additional living accommodation!

There is even the potential to create additional parking space at the front of the house if you decide that you could manage without the front garden...

Good value, good location, close to local schools and definitely a property that is ready to move into!

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



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GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor. Doors into the lounge and...

KITCHEN

8'10 x 8'07 (2.69m x 2.62m)

Laminate look vinyl flooring. Range of wall cupboards and base units with a high gloss white finish together with integrated gas hob, cooker hood and under oven. Radiator. Part tiled walls. Concealed Logic gas combi boiler for central heating and hot water. Door leading into the garage.

LOUNGE

17'01 x 10'09 (5.21m x 3.28m)

Fitted carpet. Radiator. Elegant fireplace with living flame gas fire. UPVC double glazed window with fitted blind. Double glazed patio doors leading into the...

CONSERVATORY

10'00 x 9'10 (3.05m x 3.00m)

Grey laminate flooring. UPVC double glazed windows and double doors leading into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Useful storage cupboard. Radiator. Access to the loft.

BEDROOM ONE

13'00 x 9'02 (3.96m x 2.79m)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

9'01 max x 3'10 (2.77m max x 1.17m)

Fitted carpet. Radiator. White suite comprising low level wc, pedestal wash basin and a walk in fully tiled shower. Extractor. UPVC double glazed window.

BEDROOM TWO

10'00 x 8'06 (3.05m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'06 x 6'09 (2.59m x 2.06m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

6'03 x 5'06 (1.91m x 1.68m)

Laminate look vinyl flooring. Part tiled walls. White suite consisting of a panelled bath with a shower fitting, low level wc and pedestal wash basin. UPVC double glazed window. Extractor. Radiator.

OUTSIDE

To the rear of the property is a terraced garden with a lawn, patio, shed and acres of open space beyond!

There's a lawned open plan front garden which could provide additional parking space whilst a tarmac driveway leads to the...

INTEGRAL GARAGE

15'09 x 7'09 (4.80m x 2.36m)

Metal up and over door. Grey laminate look vinyl flooring. Light and power.



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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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