

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



12a Cemetery View, Longton, Stoke-On-Trent, ST3 2QP

£125,000

- Watch Our Online Video Tour!
- First Floor Bathroom With Bath + Shower
- Very Convenient Location
- End Terraced
- Three Double Bedrooms
- Two Large Reception Rooms
- Combi Boiler And UPVC Double Glazing
- No Onward Chain!

WITH THREE DOUBLE BEDROOMS!

This impressive end of terrace house has three double bedrooms, an upstairs bathroom with a bath and shower and is being sold with no onward chain to slow down your purchase!

This is a house that you can move into as it is and update and improve in time. It is in a particularly convenient location for access to local schools and to Longton town centre and it also has the benefit of gas central heating from a combi boiler and UPVC double glazing throughout.

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



GROUND FLOOR

PORCH

UPVC double glazed front door. Tiled flooring. Door leading into the...

ENTRANCE HALL

Tiled flooring. Double radiator. Stairs leading to the first floor. Door leading into the...

DINING ROOM

13'08 x 13'06 (4.17m x 4.11m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Fireplace with living flame effect electric fire. Double doors leading into the...

LOUNGE

13'02 x 12'06 (4.01m x 3.81m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Magnificent fireplace with timber surround, tiled hearth and inserts with a living flame gas fire.

KITCHEN

10'10 x 8'11 (3.30m x 2.72m)

Tiled floor and part tiled walls. Range of white wall cupboards and base units. Plumbing for washing machine. Radiator. UPVC double glazed window with fitted roller blinds. UPVC double glazed rear door. Walk in under stairs storage cupboard.

FIRST FLOOR

LANDING

On several levels. Fitted stair and landing carpets. Two UPVC double glazed windows. Radiator.

BEDROOM ONE

16'02 x 9'09 (4.93m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blinds. Built in wardrobes.

BEDROOM TWO

12'05 x 10'07 (3.78m x 3.23m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

13'04 x 9'09 (4.06m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blinds.

BATHROOM

7'10 x 5'07 (2.39m x 1.70m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Pale coloured suite consisting of a panelled bath, wash basin within a fitted unit and a walk in fully tiled shower. Tiled walls. Airing cupboard containing the Worcester gas combi boiler for central heating and hot water.

SEPERATE WC

Pale coloured low level wc. UPVC double glazed window.

OUTSIDE

There's a walled and blocked paved front garden to this property.

To the rear of the property is a paved patio area/yard with a timber shed and gated entry to the side of the house.

Please note you can you can access the rear of this property from Goms Mill Road and Lady Smith Street where you will find on street parking. Alternatively there is vehicle access to the front down along Cemetery View.

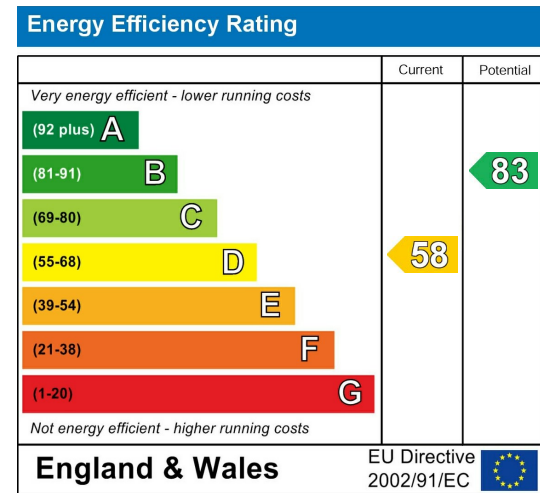


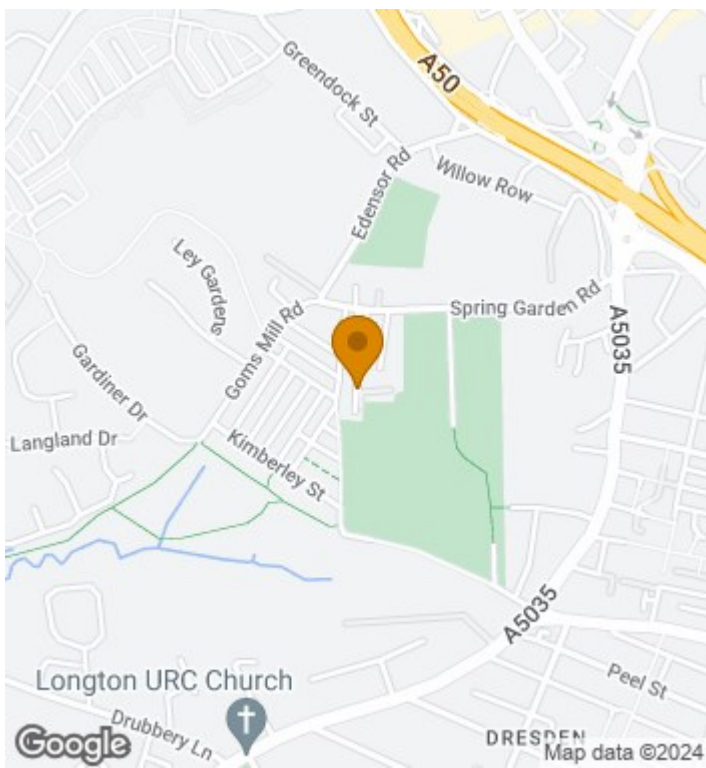


MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A





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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