

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Sunnycroft Avenue, Dresden, Stoke-On-Trent, ST3 4BB

£167,000

- Watch Our Online Video Tour!
 - Kitchen Diner
 - Spacious Rear Garden
 - UPVC Double Glazing
- Two Bedrooms
 - Cul-De-Sac Location
 - Off Road Parking
 - Combi Boiler

Located in a quiet cul-de-sac just off Drubbery Lane, this two bedroom semi detached house is bound to appeal to first time buyers!

The property has the benefit of a spacious south west facing rear garden which also offers plenty of storage and a driveway at the front which provides off road parking for two vehicles.

Inside, there is a comfortable living room, a kitchen at the back which has space to dine as well as patio doors into the back garden. There are two good sized bedrooms to the first floor as well as the family bathroom.

There is gas central heating from a combi boiler and UPVC double glazed windows throughout.

This really is a first class location positioned in one of the quietest cul-de-sac's in the area whilst also being only a short distance away from Longton Town Centre and only walking distance from Longton Park!

This is an opportunity not to be missed! See our online virtual tour and for more information call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window. Laminate flooring. Stairs to the first floor.

LOUNGE

13'11 max x 10'11 max (4.24m max x 3.33m max)

Laminate flooring. Radiator. UPVC double glazed window. Gas fire.

KITCHEN/DINER

14'4 max, 6'10 min x 10'01 max, 6'11 min (4.37m max, 2.08m min x 3.07m max, 2.11m min)

Tiled floor. UPVC double glazed patio doors, window and rear door. Radiator. Part tiled walls. Combi boiler. Range of wall cupboards and base units with integrated electric oven and a gas hob.

FIRST FLOOR

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

12'3 max x 11'2 max (3.73m max x 3.40m max)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BEDROOM TWO

9'3 x 7'9 (2.82m x 2.36m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'3 x 5'11 (1.91m x 1.80m)

Laminate flooring. Radiator. UPVC double glazed window. White suite with panelled bath with electric shower and screen over, pedestal wash basin and wc. Tiled walls.

OUTSIDE

There is a paved driveway to the front of the property with parking space for two vehicles.

To the rear there is a small south west facing lawn, an additional area of astroturfed lawn, paved patio area, a brick storage shed and timber shed.






MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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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