

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



22 Gawsworth Close, Adderley Green, Stoke-On-Trent, ST3
5TB

£145,000

- Watch Our Online Video Tour
- Ideal First Home Or BTL
 - Two Bedrooms
- Long Driveway And Garage
- Ready To Move Into
- Close To Shops And Schools
- Combi Boiler and UPVC Double Glazing
- No Chain!

FIRST TIME BUYER? THIS IS THE HOUSE FOR YOU!

Freshly decorated and newly carpeted this is a semi-detached house that you can move into right away and which is being sold with no onward chain to slow down your purchase.

To the side of the house is plenty of off road parking on a long driveway which leads to a large single garage, there are low maintenance gardens to both front and back and the house does offer the potential for gradual updating as time goes on.

The property features a large living room with an open plan staircase leading to the first floor where you will find two bedrooms and a bathroom containing a white suite and a corner bath with a shower over, and in addition to gas central heating from a combi boiler, the windows are UPVC double glazed units.

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



GROUND FLOOR

SIDE ENTRANCE HALL

UPVC double glazed front door. Radiator. Laminate flooring. Door leading into the...

LOUNGE

19'9" x 10'8" (6.02 x 3.25)

New fitted carpet. Two double radiators. UPVC double glazed window with fitted vertical blinds. Marble hearth and feature electric fire with living flame effect. Open plan stairs leading to the first floor and a door into the...

KITCHEN

10'9" x 7'4" (3.28m x 2.24m)

Tiled floor and walls. Range of wall cupboards and base units with a pale timber effect finish together with gas cooker, cooker hood, fridge and freezer. UPVC double glazed window with fitted venetian blind. Double glazed rear door. Radiator. Breakfast Bar. Plumbing for washing machine.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Airing cupboard containing the Potterton gas combi boiler for central heating and hot water. Access to the loft.

BEDROOM ONE

10'7" x 9'8" (3.23m x 2.95m)

Fitted carpet. Double radiator. UPVC double glazed window.

BEDROOM TWO

10'9" x 7'7" (3.28 x 2.31)

Fitted carpet. Double radiator. UPVC double glazed window.

BATHROOM/WC

9'7" x 4'11" (2.92m x 1.50m)

White suite comprising pedestal wash basin, low level wc and corner bath with shower and curtain over. Radiator. Two UPVC double glazed windows with fitted roller blinds. Tiled floor and walls. Low voltage spotlights.

OUTSIDE

To the rear of the property is an enclosed garden with large paved patio areas and raised flower bed.

There is a low maintenance gravelled front garden and a long driveway to the side of the property which leads to the...

DETACHED GARAGE

Up and over door. Side door.

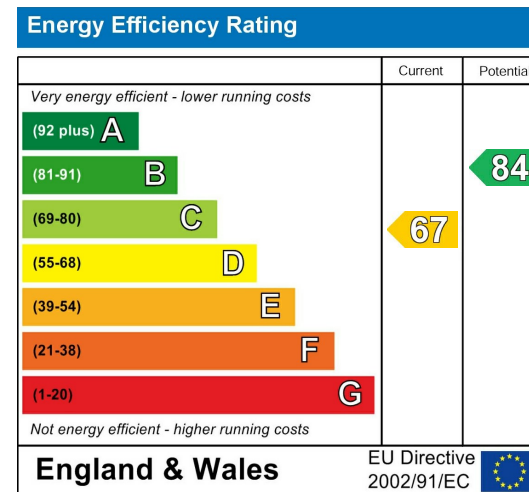


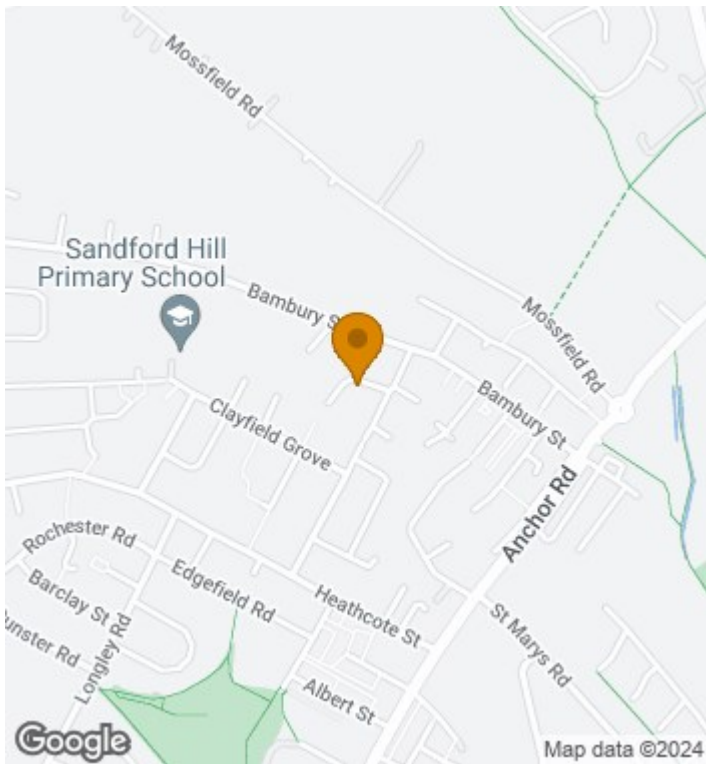


MATERIAL INFORMATION

Tenure - Freehold

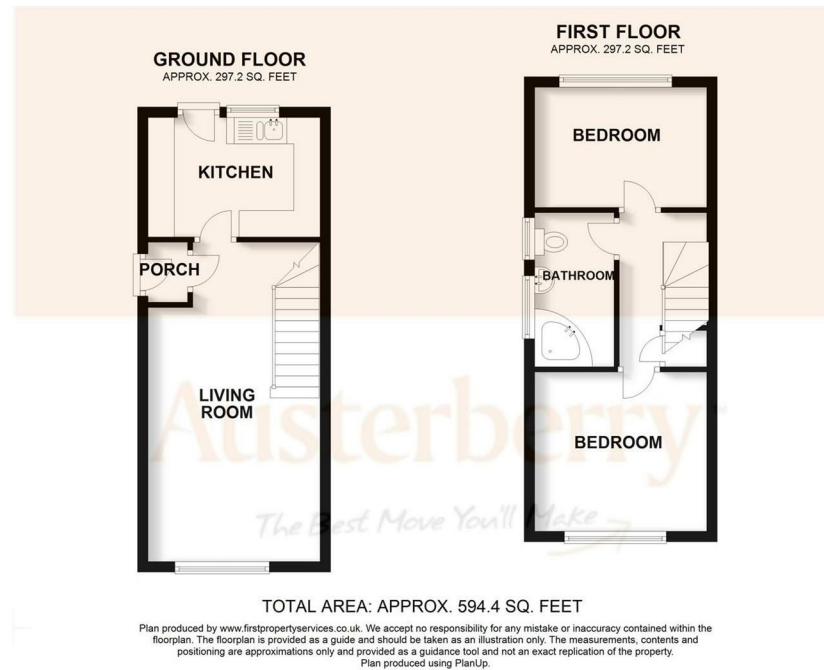
Council Tax Band - B





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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